Karen Johnson Davidson County
Batch# 730096 DEEDWARR
10/05/2021 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20211005-0133578

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837187**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $523,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2021. Notary Public My Commission Expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenae Rozar 402A Theresa Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104 01 0D 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lavenia M. Tyler and Alexandria Tyler Wilhite as joint tenants with right of survivorship,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jenae Marie Rozar, an unmarried woman** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, Theresa Townhomes Condominiums, as established under Master Deed of record in Instrument No. 20070418-0046425, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lavenia M. Tyler, unmarried, and Alexandria Tyler Wilhite, married, as joint tenants with right of survivorship, by Quitclaim Deed from Lavenia M. Tyler, unmarried, of record in Instrument No. 20190509-0043376 and Affidavit recorded in Instrument No. 20190703-0065211, in the Register's Office of Davidson County, Tennessee, dated April 29, 2019 and recorded on May 09, 2019.

Said property has never been the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Park Terrace, as recorded in Plat Book 547, Page(s) 36.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Theresa Townhomes Condominium of record in Instrument No. 20070418-0046425; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 402A Theresa Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2021.

Lavenia M. Tyler

Alexandria Tyler Wilhite

STATE OF Kansas)
COUNTY OF Leavenworth)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lavenia M. Tyler and Alexandria Tyler Wilhite, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2021.

Notary Public
My Commission Expires: 04/24/2025

NOTARY PUBLIC - State of Kansas
Brianna Correll
My Appt. Expires 04/24/2025

Tennessee Certification of Electronic Document

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on _____ (date of document).

_____
Affiant Signature

_____
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

