THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937404

Karen Johnson Davidson County
Batch# 733604 **DEEDWARR**
10/11/2021 11:27:24 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20211011-0136311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Amanda Burner
Affiant

Subscribed and sworn to before me, this 6th day of October, 2021.

Notary Public
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nichole See 1921 Randolph Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131 07 0E 010.00

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, **Tyler Jeffery and Nicole Jeffery, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nichole See**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in ~~Williamson~~ Davidson County, Tennessee, being Unit No. 5-A, together with the appurtenant interest in the common elements of Evergreen Homeowners' Association, Inc., a horizontal property regime established by Master Deed, of record in Book 6936, Page 936 and amended in Instrument No. 20170424-0040045 and Bylaws amended in Instrument No. 20170424- 0040042, Register's Office for Davidson County, Tennessee. Said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot. 5 on the plan of Evergreen of record in Plat Book 6250, Page 395, said Register's Office.

Being the same property conveyed to Tyler Jeffery and wife, Nicole Jeffery, by Warranty Deed from David D. LeMauns and Sloan G. LeMauns, husband and wife, of record in Instrument No. 20200305-0024731, in the Register's Office of Davidson County, Tennessee, dated March 02, 2020 and recorded on March 05, 2020. Scrivener's Affidavit recorded in Instrument No. 20210209-0018244.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Evergreen, as recorded in Plat Book 6250, Page(s) 395.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Locust Grove Subdivision, as recorded in Plat Book 1424, Page(s) 40.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section IV Seven Hills, as recorded in Plat Book 2854, Page(s) 11.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Evergreen Homeowners' Association, Inc., of record in Book 6936, Page 936, as amended by instrument(s) of record in Instrument No. 20170424-0040045 and Bylaws amended in Instrument No. 20170424-0040042; 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.

Easement recorded in Book 6521, Page 802; Book 7542, Page 486 and Book 7542, Page 489.
Storm Water Detention Agreement as set forth in instrument recorded in Book 6803, Page 497.

This is improved property located at 1921 Randolph Place Nashville TN 37215

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 6th day of October, 2021.

Tyler Jeffery

Nicole Jeffery

STATE OF North Carolina
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler Jeffery and Nicole Jeffery, 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 5th day of October, 2021.

Notary Public
My Commission Expires: 11/11/2025

CAROLINE L CURRAN
Notary Public - North Carolina
Wake County
My Commission Expires Nov 11, 2025