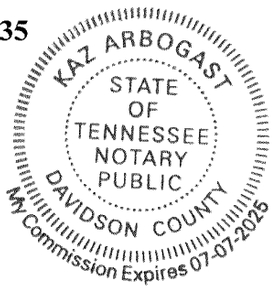
Karen Johnson Davidson County
Batch# 733681 DEEDWARR
10/11/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20211011-0136416

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937435** 	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Karen Cressman 1863 Shaylin Loop Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 05 0A 137.00

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, **Jonathan Tyler Emler and Madelyn Emler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Cressman, unmarried**, ("Grantees"), its successors, 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 No. 137 on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480; as amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

Being the same property conveyed to Jonathan Tyler Emler, unmarried man, by Warranty Deed from Ronald Houston and Brenda Houston, husband and wife, of record in Instrument No. 20170824-0086934, in the Register's Office of Davidson County, Tennessee, dated August 23, 2017 and recorded on August 24, 2017. Madelyn Emler joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Jonathan Tyler Emler as Attorney-in-Fact for Madelyn Emler, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

202110110136415

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 P.U.D. Boundary, Barnes Crossing, as recorded in Instrument No. 20050128-0010427.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050721-0084791; Re-recorded in Instrument No. 20050805-0092480; amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998.

Covenants, Conditions and Restrictions as set forth in Regulatory Agreement and Declaration of Restrictive Covenants recorded in Book 6791, Page 479.

Easement for Metropolitan Government, recorded in Instrument No. 20050811-0095171.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20131021-0109630.

Easement for Sewer, recorded in Instrument No. 20190320-0025476.

This is improved property located at 1863 Shaylin Loop Antioch TN 37013

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 7th day of October, 2021.

Jonathan Tyler Emler

Jonathan Tyler Emler

Madelyn Emler by Jonathan Tyler Emler as Attorney In Fact

Madelyn Emler by Jonathan Tyler Emler as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Tyler Emler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Madelyn Emler and that they is authorized by Madelyn Emler to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Kaz Arbogast,** 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 this the 7th day of October, 2021.

Affiant Signature
Date 10/07/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024