Karen Johnson Davidson County
Batch# 733740 DEEDWARR
10/11/2021 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20211011-0136487

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-820

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles Bridges Furman, Trustee of the C.B.F. Revocable Living Trust dated December 23, 2009	Same as owner	082 05 0T 007.00
(NAME) 320 Hamlets End Way	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Helander, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Charles Bridges Furman, Trustee of the C.B.F. Revocable Living Trust dated December 23, 2009** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, as described in Exhibit A.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is Improved property located at 1620 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

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Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 6 day of October, 2021.

GRANTOR:

Christopher Helander

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christopher Helander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30 day of September, 2021.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

My Commission Expires: 3-17-24

EXHIBIT A

LEGAL PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 7 of Fourth & Garfield, a Townhouse Planned Unit Development located at Nashville, Davidson County, Tennessee, and described in a Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record as Instrument No. 20150807-0079079, amended in Instrument No. 20161228-0136094, and further amended in Instrument No. 20170810-0081961, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fourth & Garfield, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150807-0079079, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Patrick D. Sims, unmarried man by Warranty Deed from 4th & Garfield, LLC, a Georgia limited liability company, of record in Instrument No. 20170911-0092962, in the Register's office of Davidson County, Tennessee, dated September 7, 2017 and recorded on September 11, 2017.

Being the same property conveyed to Christopher Helander, Unmarried, by Warranty Deed from Patrick D. Sims, Unmarried, of record in Instrument No. 20210225-0023673, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on February 25, 2021.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/08/2021 (date of document).

Affiant Signature

10/08/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025