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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 211037904**<br><br>Karen Johnson Davidson County<br>Batch# 741457 **DEEDWARR**<br>10/22/2021 10:07:22 AM 2 pgs<br>Fees: $13.00 Taxes: $1,091.50<br>20211022-0141942 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $295,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of October, 2021.<br><br>Notary Public<br>My Commission Expires: |

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

## WARRANTY DEED

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| Address New Owner:<br>Rachel Peery Sloan<br>P.O. Box 448<br>Big Sur, CA93920 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>160 14 0C 002.00 |

**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, **Corey M. Theisen and Sarah J. Theisen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Peery Sloan, 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. 702 on the Plan of Brentwood Trace Condominiums, Section II of record in Plat Book 5200, Page(s) 376 and 377, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corey M. Theisen and Sarah J. Theisen, husband and wife by Warranty Deed from Bert McMahan, a married man, of record in Instrument No. 20190904-0089270, in the Register's Office of Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

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 2022 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 Brentwood Trace Condominiums Section II, as recorded in Plat Book 5200, Page(s) 376 and 377.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, as amended to By-Laws recorded in Book 5868, Page 70; 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 5878, Page 489; Book 6122, Page 419 and Book 6122, Page 424.

This is improved property located at 702 Fox Ridge Brentwood TN 37027

**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 20th day of October, 2021.

Corey M. Theisen

Sarah J. Theisen

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corey M. Theisen and Sarah J. Theisen, 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 20th day of October, 2021.

Notary Public
My Commission Expires: _____




My Commission Expires
December 8, 2024