THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037768** Karen Johnson Davidson County Batch# 747290 **DEEDWARR** 11/01/2021 11:40:08 AM 2 pgs Fees: $13.00 Taxes: $1,998.00 20211101-0145980	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Carolyn Greer Wright Affiant Subscribed and sworn to before me, this 3rd day of November, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner: Carolyn Greer Wright 952 Thomas Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 06 3B 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, **Evan W. Kersten and Jenna L. Kersten, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Greer Wright,** A Married Woman, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1069 Zophi Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1069 Zophi Street, a Horizontal Property Regime, of record in Instrument Number 20160411-0034670 and amended in Instrument No's. 20160427-0041199 and 20180726-0073155, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Evan W. Kersten and Jenna L. Kersten, husband and wife, by Warranty Deed from Jimmy Thorn a/k/a James C. Thorn, Jr. and Lauren Thorn, husband and wife, of record in Instrument No. 20201201-0139262, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on December 01, 2020.

Being the same property conveyed to Jimmy Thorn and Lauren Thorn, husband and wife, by Warranty Deed from James S. Sweeney III, a married man, of record in Instrument No. 20180730-0074175, in the Register's Office of Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

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 Revised and Corrected Map of Subdivision of Casper Zopfi's Place, as recorded in Plat Book 547, Page(s) 21 and 22.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160411-0034670, as amended in Instrument No's. 20160427-0041199 and 20180726-0073155.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 772, Page 231.

This is improved property located at 952 Thomas Avenue Nashville TN 37216

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 29th day of October, 2021.

Evan W. Kersten

Jenna L. Kersten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evan W. Kersten and Jenna L. Kersten, 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 29 day of October, 2021.

Notary Public
My Commission Expires:

