Karen Johnson Davidson County
Batch# 750437 DEEDWARR
11/05/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20211105-0148482

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937536**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this ~~27th~~ 28th day of October, 2021. Notary Public My Commission Expires: 5-5-2025

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

WARRANTY DEED

Address New Owner: Shawn Rohan 1501 Forest Garden Drive, Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 14 0 239.00

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, **Angela Graham and Cynthia Hambrick, Co-Personal Representatives of The Estate of Martha Jones** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shawn Rohan, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 196, Section 4, Haynes Estates, as shown on plat of record in Plat Book 4300, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Martha Murphy Jones, by Warranty Deed from W. L. Bainbridge Company, of record in Book 4425, Page 321, in the Register's Office of Davidson County, Tennessee, dated June 13, 1970 and recorded on June 18, 1970.The said Martha Murphy Jones being deceased as of June 09, 2020 (also see Probate at Case No. 21P-265).

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 Section 4, Haynes Estates, as recorded in Plat Book 4300, Page(s) 44.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4407, Page 214.

This is improved property located at 3824 Buena Vista Pike Nashville TN 37218

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

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 27th day of October, 2021.

The Estate of Martha Jones

BY: Angela Graham, Co-Personal Representative

BY: Cynthia Hambrick, Co-Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Graham and Cynthia Hambrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Personal Representatives for the Estate of Martha Jones, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

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 11/2/2021 (date ~~of document~~).

Affiant Signature

11/2/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2ND day of November, 2021.

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025