WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

Karen Johnson Davidson County
Batch# 754454 DEEDWARR
11/15/2021 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211115-0151537

File No. 1-14497-DS

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037963

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2021.

Notary Public
My Commission Expires: 3-10-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Morrow and Cara Morrow 3426 Shelby Bottom Bend Nashville TN 37206	New Owner	Tax Parcel ID No. 084-05-0B-035.00 CO

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, **Michelle L. Semple, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Morrow and Cara Morrow, husband and wife**, ("Grantees"), their 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. 35 on the plan of East Greenway Park, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of East Greenway Park, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160707-0069540, and amended as Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHELLE L. SEMPLE, by deed from LAUREN BETHUNE-DIX AND ANDREW DIX, WIFE AND HUSBAND, of record in Instrument No. 20210831-0117363 , dated August 30, 2021 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 084-05-0B-035.00 CO.

Matters shown on the Plan of record as Instrument No. 20160706-0069097 , and as Instrument No. 20170216-0016159, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20160707-0069540 , and amended as Instrument No. 20161020-0110945, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record as Instrument No. 20141205-0111597, said Register's Office.

Grant of Easement to Comcast of Nashville, I, LLC, of record as Instrument No. 20181029-0106559, said Register's Office.

This is improved property located at 3426 Shelby Bottom Bend Nashville TN 37206

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 3rd day of November, 2021.

Michelle L. Semple

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle L. Semple, 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 3rd day of November, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 11/3/2021.

Kirsten Virden
Affiant Signature

11/3/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

