Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 760025 DEEDWARR
11/23/2021 12:09:51 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20211123-0155468

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $610,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Harry Shepperson and Elizabeth Gifford	706 Croley Drive	Owner	
706 Croley Drive			090-08-0O-001.00-CO
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jacob Anthony Kaslow and Whitney Suzanne Willett aka Whitney Kaslow, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Harry Shepperson, unmarried and Elizabeth Gifford, unmarried, as tenants in common with right of survivorship,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Croley Square Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Croley Square Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161110-0119187, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Croley Square Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20161110-0119187, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jacob Anthony Kaslow, a single man, as to an undivided 50% interest, and Whitney Suzanne Willett, a single woman, as to an undivided 50% interest, as joint tenants with right of survivorship by Warranty deed from James P. O'Dowd and wife, Sandra A. O'Dowd of record in Instrument No. 20180502-0041487 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018. (Value of consideration shown in aforementioned deed $399,90.00.) Being also known as 706 Croley Drive A Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable and all subsequent years.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 2, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20161110-0119187, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Restrictive Covenant for Detached Structure of record in Instrument Number 20000824-0083706, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of November, 2021.

Jacob Anthony Kaslow by Whitney Suzanne Willett a/k/a Whitney Kaslow, his attorney in fact

Whitney Suzanne Willett a/k/a Whitney Kaslow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Whitney Suzanne Willett a/k/a Whitney Kaslow,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Whitney Suzanne Willet a/k/a Whitney Kaslow**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Jacob Anthony Kaslow**, and acknowledged that she executed the same as the free act and deed of the said **Jacob Anthony Kaslow**.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires