Karen Johnson Davidson County
Batch# 763507 DEEDWARR
11/30/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20211130-0158190

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 10 Burton Hills Blvd, Ste 130 Nashville, TN 37215 CRT File No. 210937611 ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $541,000.00. Affiant Subscribed and sworn to before me, this ~~12th~~ 16th day of November, 2021. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Tiffany Napper 6374 Ivy Street Unit A Nashville TN 37209	Send Tax Bills To: First Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 090-12-4A-001.00 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, **Caroline Znachko, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany Napper, an unmarried woman,** ("Grantee"), her 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 "A" on the plan of Homes at 6374 Ivy Street, I, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 6374 Ivy Street, I, a Horizontal Property Regime with Private Elements of record in Instrumert No. 20181121-0114735, 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 CAROLINE ZNACHKO, by deed from CORNERSTONE INVESTMENTS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20200331-0034312 , dated March 27, 2020, and corrected by Deed of Correction of record in Instrument No. 20200821-0094657, dated August 21, 2020 , said Register's Office.

Clayton Thompson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 090-12-4A-001.00 CO.

Matters shown on the Plan of record in Instrument No. 20180906-0088450, 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 in Instrument No. 20181121-0114735 , said Register's Office.

This is improved property located at 6374 Ivy Street Unit A Nashville TN 37209

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 12th day of November, 2021.

Caroline Znachko

Caroline Znachko

Clayton Thompson

Clayton Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Znachko and Clayton Thompson, 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 12th day of November, 2021.

J Anderson

Notary Public

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

My Commission Expires: _____

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 11/23/2021 (date ~~of document~~).

Affiant Signature

11/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23RD day of November, 2021.

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

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025