THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138250**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$175,000.00~~. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expi

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson Davidson County
Batch# 764501 DEEDWARR
12/01/2021 01:16:33 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20211201-0158915

WARRANTY DEED

Address New Owner: Torrey Cordell Harris 2211-2211B 24th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 02 2Q 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, **Maggie Marie Ducote, An Unmarried Woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Torrey Cordell Harris, an unmarried man**, ("Grantees"), his 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 2211B on the Plan of Townhomes At 2211 24th Ave North, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes At 2211 24th Ave North, as set forth in Exhibit "B" of record in Instrument No. 20200127-0009613, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maggie Marie Ducote, An Unmarried Woman, by Warranty Deed from Shawn S. Dillard, Married, of record in Instrument No. 20201014-0119187, in the Register's Office of Davidson County, Tennessee, dated October 05, 2020 and recorded on October 14, 2020.

Being the same property conveyed to Shawn S. Dillard, Married, by Quitclaim Deed from Arvid V. Simmons, JR. and Shawn Dillard, As Tenants In Common, of record in Instrument No. 20200228-0022612, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020 and recorded on February 28, 2020.

Being a part of the same property conveyed to Arvid V. Simmons Jr. and Shawn Dillard, married, as Tenants in Common, by Warranty Deed from LaTonya R. Martin, a married woman, of record in Instrument No. 20200127-0009607, in the Register's Office of Davidson County, Tennessee, dated January 23, 2020 and recorded on January 27, 2020.

Being the same property conveyed to Latonya R. Martin, unmarried, by Warranty Deed from Jesse D. Betty and Shirley L. Betty, husband and wife, of record in Instrument No. 20020123-0009344, in the Register's Office of Davidson County, Tennessee, dated January 21, 2002 and recorded on January 23, 2002.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Beck Springs Addition, as recorded in Plat Book 332, Page(s) 81.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R.W. Turner's Subdivision of the 3 Acre Lot in Division "B" of the Murphy Addition, as recorded in Plat Book 334, Page(s) 87.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200127-0009613.

Easement for Sanitary Sewers and Storm Drainage, recorded in Book 4076, Page 334.

This is improved property located at 2211-2211B 24th Avenue North Nashville, TN 37208.

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 30th day of November, 2021.

Maggie Marie Ducote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maggie Marie Ducote, 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 30th day of November, 2021.

SHIRA KIN[illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____