THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038159**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $457,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires: 2/11/2024

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 767289 DEEDWARR
12/03/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20211203-0160532

WARRANTY DEED

Address New Owner: Casey Grove 1755 Eastwick Lane Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-05-0A-610.00 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, **Edward D. George and Glenda L. George, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Casey Grove, unmarried**, ("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 Lot(s) 610, as shown on the map entitled Avondale Park, Phase 3, Section 3, of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDWARD D. GEORGE and GLENDA L. GEORGE, HUSBAND AND WIFE, by deed from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20180702-0063857 , dated June 29, 2018 , 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. 141-05-0A-610.00 CO.

Matters shown on the Plan of record in Instrument No. 20170324-0028914, 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. 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254 , said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20070423-0047722, said Register's Office.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20141202-0110280, said Register's Office.

This is improved property located at 1755 Eastwick Lane Nashville TN 37221

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.

Edward D. George by Glenda L. George, his Attorney-in-Fact

Edward D. George by Glenda L. George,
his Attorney-in-Fact

Glenda L. George

Glenda L. George

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda L. George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Edward D. George and that she is authorized by Edward D. George to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5TH, 2025

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 11-30, 2021.

Affiant
Date: December 1, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY