THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138519** Karen Johnson Davidson County Batch# 771639 DEEDWARR 12/10/2021 11:55:30 AM 3 pgs Fees: $18.00 Taxes: $980.50 20211210-0164118	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2021. Notary Public My Commission Expires:

ANNA C NORRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

WARRANTY DEED

Address New Owner: John Thomas Chambers and Bailey Kratschman 641 Bradburn Village Circle Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-06-0B-113.00

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, **Alyssa Michelle Ait Taleb and Ali Ait Taleb, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John Thomas Chambers and Bailey Kratschman, both unmarried** ("Grantees"), their 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 all of Unit No. 70, on the Plan of the Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village of record in Instrument No. 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Alyssa Michelle Ait Taleb and Ali Ait Taleb, wife and husband by Warranty deed from Ole South Properties, INC., a Tennessee corporation of record in Instrument No. 20190125-0007457 Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 25, 2019. (Value of consideration shown in aforementioned deed $183,990.00.)

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.

Taxes for the year 2022, a lien due and payable, but not delinquent.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099; as amended and supplemented in Instrument Number 20070717-0084884; Instrument Number 20070817-0098536; and Instrument Number 20121109-0103798, Instrument No. 20170802-0078538, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137 and Instrument No. 20180713-0068064, 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 Storm Water Detention Agreement of record in Instrument Number 20060608-0068199, in the Register's Office for Davidson County, Tennessee.

Easement to TN Telephone Co. DBA Telecom TDS of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Instrument Number 20020905-0107384 and Instrument No. 20020909-0109148, Book 5799, Page 662, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.

QCD of common areas to HOA of record in Instrument Number 20060823-0103545, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20080502-0045461, in the Register's Office for Davidson County, Tennessee.

Waiver of Option Agreement of record in Instrument Number 20170802-0078535, in the Register's Office for Davidson County, Tennessee.

Assignment of Developers Rights of record in Instrument Number 20170802-0078538, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.

Access, Utility & Drainage Easement Agreement of record in Instrument Number 20171229-0132505, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20060823-0103546 and Scrivener's Affidavit in Instrument No. 20171101-0111800, in the Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3644, Page 317 and Book 3670, Page 396, Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 4728, Page 63 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
Lease of record in Book 7810, page 637 in the Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment of record in Book 8979, Page 986, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 641 Bradburn Village Circle Nashville TN 37013

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 December, 2021.

Alyssa Michelle Ait Taleb

Ali Ait Taleb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alyssa Michelle Ait Taleb and Ali Ait Taleb, 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 December, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Return to
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1766

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12/3/21.

Kimberly Hollingshead, Esq.

12/3/21
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025