THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36764-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Subscribed and sworn to before me this 21st day of December, 2021. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Zachary Keaton Travis 5025 Hillsboro Pike, #A1 Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131010D00400CO

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, **Richard Devoe and Ann H. Devoe, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Zachary Keaton Travis, a single man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Pike, #A1, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 779471 DEEDWARR
12/23/2021 01:27:44 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20211223-0169918

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20 th t day of December, 2021.

Richard Devoe

Ann H. Devoe

STATE OF Mississippi

COUNTY OF Lafayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Devoe and Ann H. Devoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 110572 PAMELA BELK Commission Expires Oct. 26, 2022 LAFAYETTE COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, Unit No. 1-A, on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal propety regime established by Master Deed and By-Laws in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, said Register's Office.

Being the same property conveyed to Richard Devoe and Ann H. Devoe, husband and wife, by deed dated July 18, 2017 from Brian McKeegan and wife, Staci S. McKeegan of record in Instrument No. 20170718-0072431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 5025 Hillsboro Homeowners Association, of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, and Instrument No. 20120731-0067332, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee in Book 10225, page 413, said Register's Office.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, page 4, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4308, pages 575 and 650, Register's Office for Davidson County, Tennessee.
6. Easement for overhead lines of record in Book 7873, page 859, Register's Office for Davidson County, Tennessee.
7. Easement for communications system granted to Comcast of Nashville I LLC of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee.