THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138536

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 779522 **DEEDWARR**
12/23/2021 02:09:48 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20211223-0169984

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary L. Jordan and Sarah Z. Jordan 1925 Kimbark Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-02-2I-002.00 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, **Matthew Joseph Jackson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary L. Jordan and Sarah Z. Jordan, husband and wife**, ("Grantees"), their 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 2 of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108371, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to SARAH E. WILSON AND MATTHEW JACKSON, HUSBAND AND WIFE, by deed from GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20161214-0131164 , dated December 9, 2016 , said Register's Office.

Pursuant to Marital Dissolution Agreement, SARAH ELIZABETH WILSON conveyed her interest to MATTHEW JOSEPH JACKSON, by quitclaim deed of record in Instrument No. 20210913-0121883, dated September 5, 2021, 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. 131-02-2I-002.00 CO.

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. 20151026-0108371, said Register's Office.
Matters shown on the Plan of record in Plat Book 1130, page 102, said Register's Office.

This is improved property located at 1925 Kimbark Drive Nashville TN 37215

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 22nd day of December, 2021.

Matthew Joseph Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Joseph Jackson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2021.

Notary Public

My Commission Expires: _____

