This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-14667-TC

Karen Johnson Davidson County
Batch# 781409 DEEDWARR
12/29/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20211229-0171219

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2021.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Skylar Cox 541 Eastboro Drive Nashville, TN 37209	New Owner 541 Eastboro Dr. Nashville TN 37209	091-09-0E-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kelsey Hatton, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Skylar Cox, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. C of Eastboro 537-543 Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastboro 537-543 Townhomes, a Horizontal Property Regime, of record in Instrument Number 20130911-0096026 and amended in Instrument No. 20140506-0038561 and Instrument No. 20140514-0044170, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kelsey Hatton, an unmarried woman, by Warranty Deed from Gabe Feltner d/b/a Gabe Feltner Construction, of record in Instrument No. 20150313-0021731, in the Register's Office of Davidson County, Tennessee, dated March 11, 2015 and recorded on March 13, 2015.

This is improved property located at: **541 Eastboro Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 15th day of December, 2021.

GRANTOR:

Kelsey Hatton

STATE OF Texas
COUNTY OF Nueces

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kelsey Hatton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of December, 2021.

Notary Public
My Commission expires: 2/7/23

CANDACE GERRES
Notary Public, State of Texas
Comm. Expires 02-07-2023
Notary ID 131885584

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 DECEMBER 15, 2021.

Date

Affiant Signature

12/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON