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

CRT File No. 21123882

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2022.

Notary Public
My Commission Expires: _

Karen Johnson Davidson County
Batch# 791093 DEEDWARR
01/14/2022 11:28:43 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220114-0005965

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Barbour 5606A Louisiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-06-0-367.00

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, **Zachary Paul Litwack and Meghan Tyler Litwack, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher A. Barbour, unmarried**, ("Grantee"), his 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) 1513, in Block 30, as shown on the map entitled Plan No. 2 of West Nashville Tennessee, of record in Plat Book 57, page 172, 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 ZACHARY P. LITWACK AND MEGHAN T. COTNEY, by deed from LONE OAK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141231-0119372 , dated December 19, 2014 , said Register's Office.

Being further conveyed to ZACHARY PAUL LITWACK AND MEGHAN TYLER LITWACK, HUSBAND AND WIFE, by quitclaim deed from ZACHARY P. LITWACK AND MEGHAN TYLER LITWACK, FKA MEGHAN T. COTNEY, HUSBAND AND WIFE, of record in Instrument No. 20200214-0016911, dated January 28, 2020, 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. 091-06-0-367.00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

This is improved property located at 5606A Louisiana Avenue Nashville TN 372090

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 13th day of January, 2022.

Zachary Paul Litwack

Meghan Tyler Litwack

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Paul Litwack and Meghan Tyler Litwack, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024