THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139186**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $512,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2022. Notary Public My Commission Expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 807903 DEEDWARR
02/17/2022 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20220217-0018710

WARRANTY DEED

Address New Owner: John Burchfield and Jennifer Burchfield 313 Kingwood Lane Rockvale, TN 37153.	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-01-0C-001.00 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, **Lindsey N. Major and Steve Nagel, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Burchfield and Jennifer Burchfield, 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 2217 A on the Plan of 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161014-0108811, including without limitation the Bylaws appended thereto, and amended in Instrument No. 20161026-0112956, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of the 2217 Sadler Avenue Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 201610140108811, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to LINDSEY N. MAJOR, by deed from GABE FELTNER CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190318-0024213 , dated March 15, 2019 , said Register's Office.

LINDSEY N. MAJOR conveyed her interest to LINDSEY N. MAJOR AND STEVE NAGEL, WIFE AND HUSBAND, by quitclaim deed of record in Instrument No. 20200602-0056619, dated May 22, 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 2022 and subsequent years for Map-Par. 119-01-0C-001.00 CO.

Matters shown on the Plan of record in Plat Book 547, page 74, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of L & N Railroad. 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. 20161014-0108811, amended in Instrument No. 20161026-0112956 and in Instrument No. 20181005-0098935, said Register's Office.

This is improved property located at 2217 Sadler Avenue Unit A Nashville TN 37210

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 7th day of February, 2022.

Lindsey N. Major

Steve Nagel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey N. Major and Steve Nagel, 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 7th day of February, 2022.

Notary Public

My Commission Expires: 9/6/22

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

Certificate of Authenticity

I, Lindsay Philpot, 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 February 7, 2022.

Date

Affiant Signature

February 8, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2022.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)