Karen Johnson Davidson County
Batch# 808498 DEEDWARR
02/18/2022 11:23:36 AM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220218-0019218

WARRANTY DEED

This instrument prepared by:
Christopher J. Thomton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3296763

Return to:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 605,000.00

Affiant

Subscribed and sworn to me, this the 17th day of February, 20 22.

Notary Public

My commission expires: 1/3/23

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Address: 932B Cahal Avenue Nashville, TN 37206	**Parcel ID:** 072-13-0G-002.00-CO
Property owner: Alexander K. Abels & Lauren D. Abels 932-B Cahal Avenue Nashville, TN 37206	**Mail tax bills to:** NEW OWNER

THIS INDENTURE is made effective the 17th day of February, 20 22, by **William Harris and Ashley Harris, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Alexander K. Abels & Lauren D. Abels, husband & wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Being a certain horizontal property regime unit with private elements situated in Davidson County, Tennessee, and further known as Unit "B" of 932 Cahal Homes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 932 Cahal Homes, a horizontal property regime with private elements, of record at Instrument No. 20140819-0075130, Register's Office for Davidson County, Tennessee; including without limitation, those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the Plat of 932 Cahal Avenue shown as exhibit to the aforementioned Declaration, for more complete identification and placement of said Unit.

Being the same property conveyed to William Harris, a married man, by Warranty Deed dated July 16, 2019 from Brent Cameron and Kristin Cameron, husband and wife, recorded July 22, 2019 at Instrument No. 20190722-0071590, Register's Office for Davidson County, Tennessee.

Ashley Harris, wife of William Harris, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 72 and 73; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140819-0075130, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Charter of record in Instrument Number 20140827-0077977; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel and Subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

William Harris

Ashley Harris

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **William Harris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 03/07/2023

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley Harris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 21 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 03/07/2023

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.