Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3473
Parcel ID: 105-02-3E-002.00

Property Address:
1022 9th Avenue South, B, Nashville, TN 37203

Karen Johnson Davidson County
Batch# 812903 DEEDWARR
03/01/2022 10:55:07 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20220301-0023017

---Above This Line Reserved For Official Use Only---

1

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
1022B 9th Ave.
Nashville, TN 37203

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES NEAL, Trustee of THE JAMES NEAL REVOCABLE AGREEMENT OF TRUST dated August 21, 2013,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **HAROLD M. CALVERT, an unmarried man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B of 1022 9th Avenue South Residences located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1022 9th Avenue South Residences, of record as Instrument No. 20190523-0049133, 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 1022 9th Avenue South Residences, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190523-0049133, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copies herein for a more complete identification and description of said Unit.

Being the same property conveyed to JAMES NEAL, Trustee of THE JAMES NEAL REVOCABLE TRUST dated August 21, 2013 by Deed dated May 21, 2021 from MATTHEW WHITE, married, recorded May 24, 2021, in Instrument Number 20210524-0070119, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1022 9th Avenue South, B, Nashville, TN 37203.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4860, page 25 and Master Deed 20190523-0049133, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to The Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20190726-0073904, Register's Office for Davidson County, Tennessee.

4. Master Deed to Homeowner's Association as contained in Instrument No. 20190523-0049133, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Master Deed 20190523-0049133, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 24 day of February, 2022.

THE JAMES NEAL REVOCABLE AGREEMENT OF TRUST dated August 21, 2013

By: _____
JAMES NEAL, Trustee

STATE OF MA
COUNTY OF Hampden

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES NEAL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the, **Trustee, of THE JAMES NEAL REVOCABLE AGREEMENT OF TRUST dated August 21, 2013**, the within name bargainer, a TRUST, and that he as such TRUSTEE, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by JAMES NEAL, TRUSTEE, respectively.

WITNESS my hand and official seal this 24 day of February, 2022.

Anna C. Martinez
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
July 27, 2023

Notary Public

My Commission Expires:
July 27, 2023

Anna C. Martinez
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires July 27, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,600,000.00.

Affiant

SWORN TO and subscribed before me on this 25th day of February, 2022.

Notary Public

My Commission Expires:
_____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022