THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139376** Karen Johnson Davidson County Batch# 813892 **DEEDWARR** 03/02/2022 01:03:03 PM 2 pgs Fees: $13.00 Taxes: $3,885.00 20220302-0023753	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2022 Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Sarah Epstein-Levi and Rebecca Epstein-Levi 2505B Vaulx Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 02 0K 002.00

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, **Brett Woodruff, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Epstein-Levi and spouse, Rebecca Epstein-Levi, a married couple**, ("Grantees"), its 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 B as shown on Exhibit "C" attached to Declaration of Covenants, Conditions and Restrictions of 2505 Vaulx Town Homes, of record in Instrument No. 20121128-0109013, Register's Office for Davidson County, Tennessee. A "Unit" as shown on the Plat attached as Exhibit "C" to said Declaration is the same as a "Town House" as defined in the Declaration.

Being the same property conveyed to Brett Woodruff, unmarried, by Warranty Deed from Michael Kenner, a single man, of record in Instrument No. 20170221-0017007, in the Register's Office of Davidson County, Tennessee, dated February 17, 2017 and recorded on February 21, 2017.

The execution of this instrument is affected by the signature of Chad Pearman as Attorney-in-Fact for Brett Woodruff, which Power of Attorney is recorded in Instrument No. 20220302-0023752 Register's Office for Davidson County, Tennessee.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2505 Vaulx Town Homes, as recorded in Plat Book 20121128-01090139; Except matters shown on the plat "in Exhibit C" attached to Declaration of Covenants, Conditions, and Restrictions of 2505 Vaulx Town Homes, of record in Instrument No. 20121128-0109013.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20121128-0109013.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property located at 2505B Vaulx Lane Nashville TN 37204

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 1st day of March, 2022.

Brett Woodruff by Chad Pearman as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad Pearman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brett Woodruff and he is authorized by Brett Woodruff to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of March, 2022.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025