THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139229** Karen Johnson Davidson County Batch# 814875 DEEDWARR 03/03/2022 12:48:27 PM 2 pgs Fees: $13.00 Taxes: $1,683.50 20220303-0024488	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2022. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Michael Parker Dailey, Jr. and Patricia Dailey 509 Garfield Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 08 0U 005.00

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, **Mandy Leigh Roberts and Jill Diane Roberts, Joint Tenants with Right of Survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Parker Dailey, Jr. and Patricia Dailey, husband and wife**, ("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 5, Garfield Place Townhomes, a Planned Unit Development, recorded in Plat Instrument No. 20120809-0071219 and amended in Instrument No. 20210514-0065112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Mandy Leigh Roberts and Jill Diane Roberts, Joint Tenancy with Right of Survivorship, by Warranty Deed from Ronald William Sanford and Janice Ann Schweitzer, as Co-Trustees of the Sanford Family Trust Agreement dated December 23, 2015, of record in Instrument No. 20200618-0064323, in the Register's Office of Davidson County, Tennessee, dated June 04, 2020 and recorded on June 18, 2020. Said property was never the marital residence of Grantors.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120809-0071219 and amended in Instrument No. 20210514-0065112.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20121210-0113616.

Easement for Sewer, recorded in Instrument No. 20090929-0090290 and Mortgagee's Agreement to Subordinate to Sewer Easement in Instrument No. 20090824-0079717 and Correction in Instrument No. 20090929-0090320.

This is improved property located at 509 Garfield Street Nashville TN 37208

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 2nd day of March, 2022.

Mandy Roberts by Jill Roberts attorney-in-fact — Jill Roberts

Mandy Leigh Roberts
BY: Jill Diane Roberts as Attorney-in-fact

Jill Diane Roberts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 2nd day of March, 2022.

Notary Public
My Commission Expires: 5/7/24

