Karen Johnson Davidson County
Batch# 816408 DEEDWARR
03/07/2022 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,963.70
20220307-0025550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$801,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH** OF **FEBRUARY, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAWRENCE MICHAEL SYPERT & LISA ANN SYPERT	**FIRSTBANK**	**103-08-0e-002.00CO**
(NAME) **256 CHEROKEE STATION DRIVE**	(NAME) **722 COLUMBIA AVENUE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **FRANKLIN, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, QUYEN T. VO AND CHARITY S. VO, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE MICHAEL SYPERT AND LISA ANN SYPERT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 13D-B on the Plan of Cherokee Crossing Town Homes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the Final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quyen T. Vo and Charity S. Vo, husband and wife, from Jason Duane Jones, a married man, by deed dated April 26, 2017 of record in Instrument No. 20170427-0041355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed establishing Cherokee Crossing Townhomes of record in Instrument No. 20060908-0111567; Restrictive Covenants Applying to Cherokee Crossing of record in Instrument No. 20051215-0150402; Charter for Cherokee Crossing Townhomes, Inc. of record in Instrument No. 20060908-0111566 and Charter for Cherokee Crossing Homeowners Association, Inc. of record in Instrument No. 20100203-0008714; Conveyance of Common Open Space to Cherokee Crossing Homeowners Association, Inc. of record in Instrument No. 20100203-0008715; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **256 CHEROKEE STATION DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of February, 2022.

QUYEN T. VO

CHARITY S. VO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Quyen T. Vo and Charity S. Vo,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February, 2022.

My commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 24, 2022 (date of document).

Affiant Signature

February 24th, 2022
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 24th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY