Return to:
Rocky Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-22-808

Karen Johnson Davidson County
Batch# 834618 DEEDWARR
04/05/2022 11:49:52 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20220405-0039233

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239802

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $655,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christina M. McCoy 808 Roseview Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 084-01-0-105.00

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, **Travis Commeau and Natasha Leeann Commeau, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christina M. McCoy , an unmarried woman**, ("Grantee"), her 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 Lot(s) 51, as shown on the map entitled Rose Estates Section One, of record in Plat Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TRAVIS COMMEAU and NATASHA COLLERAN, by deed from NATHANIEL WEBB and ANNE MERCIER, HUSBAND AND WIFE, of record in Instrument No. 20151207-0123107 , dated November 20, 2015 , said Register's Office.

Natasha Colleran having since married and is now known as Natasha Leeann Commeau.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 084-01-0-105.00.

Matters shown on the Plan of record in Plat Book 3600, page 37, amended in Book 3862, page 92 and Book 3805, page 360, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3676, pages 361-364 and amended in Book 3707, page 356, said Register's Office.

This is improved property located at 808 Roseview Drive Nashville TN 37206

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 31st day of March, 2022.

Travis Commeau

Natasha Leeann Commeau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Commeau and Natasha Leeann Commeau, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____