THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339839**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,205,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2022. Notary Public My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 834940 DEEDWARR
04/05/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,458.50
20220405-0039298

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Hodges and Elizabeth Hodges 2919 Wellesley Trace Nashville TN 37215	New Owner	Tax Parcel ID No. 117 07 0R 001.00

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, **Jeffrey Simpson and Lauren Sanders Simpson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Hodges and Elizabeth Hodges, husband and wife, as tenants by the entirety** ("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 A, together with the appurtenant interest in the common elements of Wellesley Trace Condominium, a horizontal property regime established by Amended Master Deed of record in Instrument No. 20060508-0053727 and Amendment to Rules and Regulations recorded in Instrument No. 20121121-0107666, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amended Master Deed.

Being the same property conveyed to Jeffrey Simpson and Lauren Sanders Simpson, husband and wife, by Warranty Deed from Christopher C. Ng and wife, Mary Margaret Waller Ng, of record in Instrument No. 20170524-0051533, in the Register's Office of Davidson County, Tennessee, dated May 15, 2017 and recorded on May 24, 2017.

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 Sharondale Heights, as recorded in Plat Book 1835, Page(s) 109; Amended in Book 2105, Page 252.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wellesley Trace Condominium of record in Instrument No. 20060508- 0053727, as amended by instrument(s) of record in Instrument No. 20121121-0107666; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2919 Wellesley Trace Nashville TN 37215

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 29th day of March, 2022.

Jeffrey Simpson

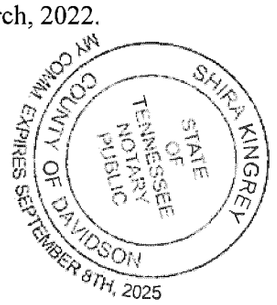
Lauren Sanders Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Simpson and Lauren Sanders Simpson, 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 29th day of March, 2022.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Sarah Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3/29/22.

Affiant Signature

3/29/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of March, 2022.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

