THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440417**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2022. Notary Public My Commission Expires: 11/08/2022

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2022

Karen Johnson Davidson County
Batch# 846108 DEEDWARR
04/27/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220427-0048316

WARRANTY DEED

Address New Owner: Jessica Abeln Lindsey 4812 Manassas Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-072.00 CO

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, **Evelyn C. Sylar, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Abeln Lindsey, unmarried.**, ("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) 155, as shown on the map entitled Section Two Fredericksburg, of record in Plat Book 7900, page 640, 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 ROBERT L. SYLAR and EVELYN C. SYLAR, HUSBAND AND WIFE, by deed from ALONA F. EZELL, of record in Instrument No. 20050929-0117183 , dated September 28, 2005 , said Register's Office.

Robert L. Sylar having since died on February 20, 2017. His interest in said property having transferred to Evelyn C. Sylar upon his death.

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. 171-03-0A-072.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 640, said Register's Office.

Matters shown on the Boundary Plan of record in Book 7900, page 509, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, amended in Book 9500, page 393, said Register's Office.

Bylaws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 45, amended in Book 9860, page 840, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7798, page 843, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, said Register's Office.

Easement(s) retained in deed of record in Book 7851, page 712, said Register's Office.

This is improved property located at 4812 Manassas Drive Brentwood TN 37027

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 22nd day of April, 2022.

Evelyn C. Sylar

Evelyn C. Sylar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Evelyn C. Sylar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/22/22 (date of document).

Affiant Signature

4/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22ND day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

