Karen Johnson Davidson County
Batch# 848845 DEEDWARR
05/02/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,419.65
20220502-0050364

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440662**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,194,500.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2022. Notary Public My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner: Margaret Louise Comfort and Jerry Pickett 2727A Westwood Ave Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-09-4E-001.00 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, **Gregory P. Simpson and Rebecca Simpson Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Louise Comfort and husband, Jerry Pickett, 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 "C" on the plan of 914 Acklen Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 914 Acklen Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20151008-0102551, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to GREGORY P. SIMPSON AND REBECCA SIMPSON, HUSBAND AND WIFE, by deed from BRYAN A. CHANCE AND RANDY E. CHANCE, of record in Instrument No. 20170104-0000759, dated December 29, 2016, said Register's Office.

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.

Matters shown on the Plan of record in Plat Book 4715, page 34, 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 Instrument No. 20151008-0102551, said Register's Office.

This is improved property located at 914 Acklen Avenue, Unit C Nashville TN 37203

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 25th day of April, 2022.

Gregory P. Simpson

Rebecca Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory P. Simpson and Rebecca 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 25th day of April, 2022.

Notary Public

My Commission Expires: _____

KATIE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/26/2022 ____ (date of document).

Affiant Signature

04/26/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025