Karen Johnson Davidson County
Batch# 852208 DEEDWARR
05/09/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220509-0052765

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

CRT File No. 220440544

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $975,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2022.

Notary Public
My Commission Expires: 10-02-2023

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Manuel Hooper 412 Garfield Street Nashville TN 37208	New Owner 412 Garfield Street Nashville, TN 37208	Tax Parcel ID No. 082-05-0G-007.00 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, **Matthew Ryan Yriart, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Austin Manuel Hooper**, ("Grantee"), his 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 No. 7 on the plan of The Brownstones at 5 & G, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Brownstones at 5 & G, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110729-0058214, amended in Instrument No. 20121106-0102552, 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 MATTHEW RYAN YRIART, by deed from JONATHAN CAPLIN, of record in Instrument No. 20210104-0000651 , dated December 31, 2020 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 082-05-0G-007.00 CO.

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. 20110729-0058214, said Register's Office.

Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20120207-0010885, said Register's Office.

Right-of-Way Easement of record in Book 8397, page 963, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 7, said Register's Office.

This is improved property located at 412 Garfield Street Nashville TN 37208

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 27th day of April, 2022.

Matthew Ryan Yriart

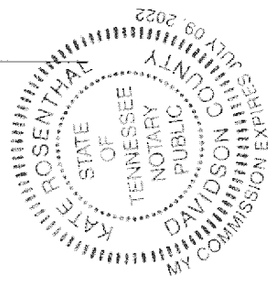
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 27th day of April, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4-27-2022** (date of document).

Affiant Signature

4-27-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **April**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

