THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220540882**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2022. Notary Public My Commission Expires: 2/22/25

Danielle Marie Crane State of Tennessee Notary Public Rutherford County

Karen Johnson Davidson County
Batch# 860415 DEEDWARR
05/23/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220523-0059232

WARRANTY DEED

Address New Owner: Brian Scott Baumwoll 2273 Manning Ave Los Angeles, CA 90064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-13-0-440.00

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, **Chandler Barnes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Scott Baumwoll**, ("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 part of Lots Nos. 38 and 39, as shown on the map entitled, Plat of A Subdivision of a Part of L. M. Ezells 12 11/100 Acre Tract of Talbot Land, of record in Plat Book 547, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said Lots Nos 38 and 39 front together 111 feet on the northerly margin of Douglas Avenue (West) and run back between parallel lines 130 feet to a dead line.

Being the same property conveyed to CHANDLER BARNES , by deed from JEPTHY R. HARR, of record in Instrument No. 20210302-0026701 , dated February 22, 2021 , 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. 072-13-0-440.00.

Matters shown on the Plan of record in Plat Book 547, page 51, said Register's Office.

This is improved property located at 901 Douglas Avenue 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 12th day of May, 2022.

Chandler Barnes

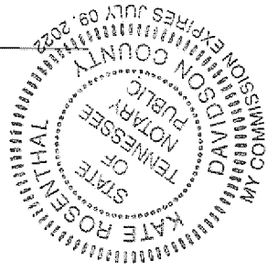
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chandler Barnes, 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 12th day of May, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Lutece Bone, 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 **05/12/2022** (date of document).

Affiant Signature

05/17/2022
Date

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this **17** day of **May**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

