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

CRT File No. 220440708

Karen Johnson Davidson County
Batch# 861573 DEEDWARR
05/24/2022 11:14:58 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220524-0060097

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2022.

Notary Public
My Commission Expires: July 06, 2022

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Colony 2713 Craig Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 05 0 220.00

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, **Jodi D. Gerdes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Colony, unmarried**, ("Grantees"), their 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 No. 5 on the Plan of Re-Subdivision of Lot 5 and The Easterly Part of Lot 4 plan of Vaulx Land now of Record in Instrument Number 20140515-0041945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jodi D. Gerdes, Unmarried, by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150414-0032760, in the Register's Office of Davidson County, Tennessee, dated April 01, 2015 and recorded on April 14, 2015.

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 for the year 2022 and thereafter, 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 Re-Subdivision of Lot 5 and The Easterly Part of Lot 4 plan of Vaulx Land not of Record, as recorded in Plat Instrument No. 20140515-0041945.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hiland Section, Woodlawn Cemetery, as recorded in Plat Book 843, Page(s) 86.

This is improved property located at 2713 Craig Avenue Nashville TN 37204

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 23rd day of May, 2022.

Jodi D. Gerdes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jodi D. Gerdes, 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 23rd day of May, 2022.

Notary Public
My Commission Expires: _____

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