**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 869592 DEEDWARR
06/10/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220610-0066450

File No. EY-22-2607

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 THE 2nd day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

SHERRICA CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James G. Jones | New Owner | |
| (NAME) 1630A Chase Street | (NAME) 1630A Chase St. | 072-10-4M-002.00-CO |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) Nashville, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Keith Collier and Rochelle Lessner, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James G. Jones, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements of 1630 Chase Street Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1630 Chase Street Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20190830-0087833, as amended in Instrument No. 20200130-0011284, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 1630 Chase Street Homes, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1630 Chase Street Townhomes provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.**

**Being a portion of the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty deed from Shirley Ruth Perry of record in Instrument No. 20190715-0068643 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 15, 2019.**

**Being the same property conveyed to Keith Collier and Rochelle Lessner, husband and wife by Warranty deed from Southern Spaces, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200710-0075248 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 10, 2020.**

**This is property more commonly known as 1630A Chase Street, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 2nd day of June, 2022.

Keith Collier

Rochelle Lessner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Keith Collier and Rochelle Lessner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

**Certificate of Authenticity**

I, Holly A Mason, 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 6/2/2022.

Affiant Signature

6/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2022

Notary's Signature

(Notary Seal)

My Commission Expires: 11-3-25

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