Karen Johnson Davidson County
Batch# 869869 DEEDWARR
06/13/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,511.30
20220613-0066803

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440825** ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $949,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 27th day of May, 2022. Eliza Whitfield Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher S. Young and Jennifer A. Young 6310 Hillside Court Ste. 160 Columbia, MS 21046	New Owner American Pacific Mortgage Corp 555 Menlo Drive, Suite A Rocklin, CA 95765	Tax Parcel ID No. 081 08 2Y 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, **Derek A. Farrell and Allison Abide Farrell, a/k/a Allison Clerc Farrell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher S. Young and Jennifer A. Young, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1810 5th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1810 5th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20170526-0052905, as amended in Instrument No. 20180823-0083640, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Derek A. Farrell and Allison Clerc Farrell, husband and wife, by Quitclaim Deed from Derek A. Farrell and Allison C. Abide n/k/a Allison Clerc Farrell, of record in Instrument No. 20210706-0090537, in the Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 06, 2021. Allison Abide Farrell was erroneously named as Allison Clerc Farrell in the above referenced deed. Allison Clerc Farrell is a/k/a Allison Abide Farrell and Allison C. Abide.

Being the same property conveyed to Derek A. Farrell and Allison C. Abide, husband and wife, by Quitclaim Deed from Derek A. Farrell, unmarried and Allison C. Abide, unmarried, as joint tenants in common with rights of survivorship, of record in Instrument No. 20191202-0123690, in the Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on December 02, 2019.

Being the same property conveyed to Derek A. Farrell, unmarried and Allison C. Abide, unmarried, as joint tenants in common with right of survivorship, by Warranty Deed from Jeffrey Zeitlin, of record in Instrument No. 20180831-0086411, in the Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on August 31, 2018.

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 and assessments for the year 2022 and subsequent years, 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 D.T. McGavock's Subdivision, as recorded in Plat Book 21, Page(s) 64.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170526-0052905, as Amended in Instrument No. 20180823-0083640.

This is improved property located at 1810 5th Avenue North Unit A 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 May, 2022.

Derek A. Farrell

Allison Abide Farrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek A. Farrell and Allison Abide Farrell, 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 27th day of May, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/06/2022 ____ (date of ~~document~~).

Affiant Signature

06/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025