THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440604**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00 Affiant Subscribed and sworn to before me, this 18th day of May, 2022. Notary Public My Commission Expires: 11/3/25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 872347 DEEDWARR
06/15/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220615-0068635

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Haley Roth 5782 Stone Brook Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-14-0D-042.00 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, **Jennifer Kane, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Haley Roth, a single woman**, ("Grantee"), her 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. 5782 on the Plan of Brentwood Trace Condominiums Section 2, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Together with the appurtenant interest in the common elements of Brentwood Trace Condominiums Section 2, a horizontal property regime established by Master Deed of record in Book 5818, page 915, as amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JENNIFER L. TURNEY, by deed from WHITNEY HILL, of record in Instrument No. 20140630-0057332, dated June 29, 2014, said Register's Office.

Being further conveyed to JENNIFER KANE by quitclaim deed from JENNIFER L. TURNEY, of record in Instrument No. 20210427-00556621, dated April 21, 2021, said Register's Office.

Said property was never the marital residence of Grantor.

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. 160-14-0D-042.00 CO.

Matters shown on the Plan of record in Plat Book 5200, pages 376 and 377, said Register's Office.

Master Deed of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

This is improved property located at 5782 Stone Brook Drive Brentwood TN 37027

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 18th day of May, 2022.

Jennifer Kane

Jennifer Kane

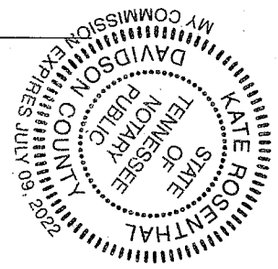
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Kane, 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 18th day of May, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/18/22 (date of document).

Affiant Signature

5/20/22
Date

State of Tennessee

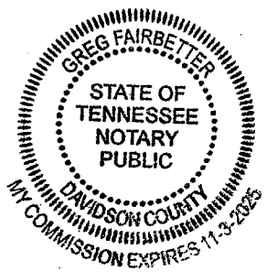
County of Davidson

Sworn to and subscribed before me this 20th day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212