Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641433

Karen Johnson Davidson County
Batch# 874749 DEEDWARR
06/21/2022 10:53:52 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20220621-0070238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory J. Enochs and Diane J. Enochs 7225 Belle Chasse Dr. Nashville TN 37221	New Owner	Tax Parcel ID No. 155-03-0A-002.00-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, **James M. Abernathy and wife, Holly M. Abernathy.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gregory J. Enochs, married and Diane J. Enochs , unmarried, as joint tenants with rights of survivorship** ("Grantees"), their 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 Lot No. 16 on the Plan of Section 1, Rolling River Estates of record in Plat Book 4860, Page 27, 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 James M. Abernathy and wife, Holly M. Abernathy by Warranty deed from _ of record in Instrument No. 20121114-0104734 Register's Office for Davidson County, Tennessee, dated October 31, 2012 and recorded on November 14, 2012.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4860, Page 27, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4788, Page 950, amended in Book 4871, Page 640, Book 4892, Page 689 and Supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5855, Page 605, Book 5917, Page 310, Book 5969, Page 156 and Book 6298, Page 934, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws for Rolling River Estates, Inc. of record in Book 4892, Page 679, in the Register's Office for Davidson County, Tennessee.

Charter for Rolling River Estates Inc. of record in Book 4892, Page 671, as amended in Book 8276, Page 552, in the Register's Office for Davidson County, Tennessee.

Conveyance of common areas, open space, etc. to Rolling River Estates, Inc. of record in Book 5689, Page 652, in the Register's Office for Davidson County, Tennessee.

Grant of Sewer Line Easement of record in Book 10766, Page 44, in the Register's Office for Davidson County, Tennessee.

Deed and Right of Way Easements to Metropolitan Government in of record in Book 8421, Page 981, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 204 Belle Chasse Court Nashville TN 37221

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, Grantors have executed this instrument on this 17th day of June, 2022.

James M. Abernathy

Holly M. Abernathy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Abernathy and Holly M. Abernathy, 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 17th day of June, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025