THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541006**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2022. Notary Public My Commission Expires: 5.14.25
Karen Johnson Davidson County Batch# 874872 DEEDWARR 06/21/2022 12:09:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20220621-0070429	

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Harris 609 Chesterfield Way Nashville TN 37212	Send Tax Bills To: JPMorgan Chase Bank 3415 Vision Columbus, OH 43219	Tax Information: Tax Parcel ID No. 104 10 0R 008.00

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, G. Kyle Rybczyk, a single man** ("Grantor"), has this day bargained **and sold, and does hereby** transfer and convey to **Michael Harris, a married person**, ("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 Unit **8, The Chesterfield, as shown** of record in Declaration of Covenants, Conditions and Restrictions **recorded in Instrument No.** 20120627-0056191 and amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particularly description of said unit.

Being the same property conveyed to G. Kyle Rybczyk, A Single Man, by Warranty Deed from Chesterfield Cottages, LLC, of record in Instrument No. 20130128-0008769, in the Register's Office of Davidson County, Tennessee, dated January 24, 2013 and recorded on January 28, 2013.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191 as amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668; Book 731, Page 425 and Book 741, Page 516.

Easement for Storm Sewer, recorded in Book 1129, Page 133.

Easement for Sanitary Sewers and Appurtenances, recorded in Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955.

Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475.

Easement for Waterline and Appurtenances, recorded in Instrument No. 20120827-0077080. Easement recorded in Book 5028, Page 724.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

This is improved property located at 609 Chesterfield Way Nashville TN 37212

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 13th day of June, 2022.

G. Kyle Rybczyk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G. Kyle Rybczyk, 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 13th day of June, 2022.

Notary Public
My Commission Expires: _____

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

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 June 13, 2022.

Affiant
Date: June 14, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14 day of June 2022.

Notary Public

My Commission Expires: 6/26/2023

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY