THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541126**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2022. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson Davidson County
Batch# 875670 DEEDWARR
06/22/2022 10:32:29 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220622-0070975

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad I. Pearman and Jennifer O. Pearman 5617 Granny White Pike Brentwood, TN 37027	New Owner	Tax Parcel ID No. 160 14 0B 150.00

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, **Jakob Ryan Kobal and Jayna Lininger now known as Jayna Lininger Kobal, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad I. Pearman and Jennifer O. Pearman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment, being Unit No. 5854 on the plan of 2nd Revision, Brentwood Trace Condominiums, of Davidson County, Tennessee, being a Horizontal Property Regime, of record in Book 5200, Page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jakob Ryan Kobal and Jayna Lininger, as joint tenants with rights of survivorship, by Warranty Deed from John C. Hayes, III, married, of record in Instrument No. 20170619-0060997, in the Register's Office of Davidson County, Tennessee, dated June 15, 2017 and recorded on June 19, 2017.

Jayna Lininger now being known as Jayna Lininger Kobal. Jakob Ryan Kobal and Jayna Lininger Kobal having since married.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revision, Brentwood Trace Condominiums, as recorded in Plat Book 5200, Page(s) 261. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominium of record in Book 5524, Page 415, as amended by instrument(s) of record in Book 5545, Page 510.

Easement for Ingress and Egress, recorded in Book 4831, Page 125.

Easement for Right of Way, recorded in Instrument No. 20181029-0106563.

This is improved property located at 5854 Brentwood Trace 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 17th day of June, 2022.

Jakob Ryan Kobal

Jayna Lininger NKA Jayna Lininger Kobal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jakob Ryan Kobal and Jayna Lininger NKA Jayna Lininger, 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: _____

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