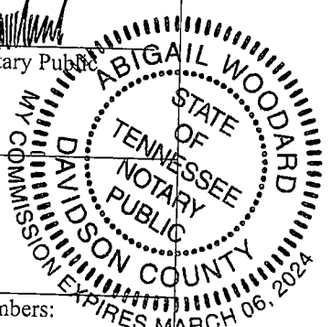
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch# 878771 DEEDWARR 06/27/2022 11:33:00 AM 2 pgs Fees: $13.00 Taxes: $3,888.70 20220627-0073353	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,051,000.00. Affiant Subscribed and sworn to before me, this the 24th day of June, 2022. Notary Public My commission expires:



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey Robert Singer and Julie Schiff Singer	New Owner(s)	091-16-0K-002.00-CO
4304B Dakota Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD J. CORYELL AND KAREN M. HYMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY R. SINGER AND JULIE S. SINGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit B as established by the Master Deed or Declaration of Homes at 4306 and 4304 Dakota Avenue Condominiums ("Master Deed"), a horizontal property regime, of record in Instrument No. 201803130023813 as amended in Instrument No. 201905030041628 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B-1 with Private Elements to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Edward J. Coryell and Karen M. Hyman, husband and wife by Warranty deed from Keith Bolton of record in Instrument No. 20191118-0118446 Register's Office for Davidson County, Tennessee, dated November 15, 2019 and recorded on November 18, 2019. (Value of consideration shown in aforementioned deed $697,500.00.)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4304B Dakota Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of June, 2022.

Edward J. Coryell

Karen M. Hyman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward J. Coryell and Karen M. Hyman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2022.

Notary Public

My Commission Expires: 3·3·25

