THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641475**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $467,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 880453 DEEDWARR
06/29/2022 10:11:42 AM 2 pgs
Fees: $13.00 Taxes: $1,727.90
20220629-0074990

WARRANTY DEED

Address New Owner: Donna F. Britton and Richard C. Britton, Jr. 1204 Summerview Cove Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 07 0B 169.00

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, **Jason M. Quevreaux and Jessica C. Quevreaux, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna F. Britton and Richard C. Britton, Jr. wife and husband**, ("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 Lot 174, Somerset Farms, Section 4, Phase 4, as shown on plat of record in Plat Book 9700, Page 658, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason M. Quevreaux and Jessica C. Quevreaux, Husband and Wife, by Warranty Deed from Jennifer Anne Knapp, of record in Instrument No. 20150608-0053637, in the Register's Office of Davidson County, Tennessee, dated June 05, 2015 and recorded on June 08, 2015.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Somerset Farms Section 4 , Phase 4, as recorded in Plat Book 9700, Page(s) 658.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 as Supplemented in Book 11433, Page 936.

Shared Fence Agreement as set forth in instrument recorded in Instrument No. 20030814-0117256.

This is improved property located at 1204 Summerview Cove 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, Grantor has executed this instrument on this 28th day of June, 2022.

Jason M. Quevreaux by Jessica C. Quevreaux as Attorney-in-fact

Jessica C. Quevreaux

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason M. Quevreaux* and Jessica C. Quevreaux, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

*by Jessica C. Quevreaux as Attorney-in-fact

Witness my hand, at office, this 28th day of June, 2022.

Notary Public
My Commission Expires: _____

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