THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440551** Karen Johnson Davidson County Batch# 885355 **DEEDWARR** 07/07/2022 10:47:52 AM 2 pgs Fees: $13.00 Taxes: $7,770.00 20220707-0078368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2022. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Gordon Hall Simmons and Jennifer Sandusky Simmons 6001 Sherwood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 04 0 017.00

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, **Joshua Corbett Pons and Annie Kate Pons, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gordon Hall Simmons and Jennifer Sandusky Simmons, husband and wife**, ("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 No. 463 on the Plan of Hillsboro Park, Section 6-A of record in Plat Book 4060, Page 22, 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 Joshua Corbett Pons and Annie Kate Pons, Husband and Wife, by Warranty Deed from Brianna Elaine Morant, a Married Women, of record in Instrument No. 20210226-0024633, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on February 26, 2021.

Being the same property conveyed to Brianna Elaine Morant, an unmarried women, by Warranty Deed from David F. Wood and wife, Natalia Vladimirovna a/k/a Nataliya Vladimirovna, of record in Instrument No. 20170731-0077325, in the Register's Office of Davidson County, Tennessee, dated July 28, 2017 and recorded on July 31, 2017.

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 Hillsboro Park Section 6-A, as recorded in Plat Book 4060, Page(s) 22.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and amended in Book 2603, Page 440 and Book 4151, Page 18.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 564.

This is improved property located at 6001 Sherwood Drive Nashville TN 37215

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 5th day of July, 2022.

Joshua Corbett Pons

Annie Kate Pons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua Corbett Pons and Annie Kate Pons, 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 5th day of July, 2022.

Notary Public
My Commission Expires: _____

