Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

D

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641429

Karen Johnson Davidson County
Batch# 887044 **DEEDWARR**
07/11/2022 11:13:55 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220711-0079387

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

M. Allyson Lynch
Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allyson Lynch 553 Rosedale Avenue Apt 11 Nashville TN 37211	New Owner	Tax Parcel ID No. 118 04 0B 111.00

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 Lynn Zarecor and Julie Marie Kenny n/k/a Julie M Zarecor, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Allyson Lynch, unmarried woman** ("Grantee"), her successors, 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 No. 111 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Jason Lynn Zarecor, a single man, and Julie Marie Kenny, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company of record in Instrument No. 20080125-0008037, in the Register's Office of Davidson County, Tennessee, dated January 24, 2008, and recorded on January 25, 2008.

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, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Hurdwood Heights, as recorded in Plat Book 2300, Page(s) 24 .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bettina Claxton Property 533 and 553 Rosedale Avenue, as recorded in Instrument No. 20060502-0050289.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20071120-0135916.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances,, recorded in Instrument No. 20070614-0071114.

This is improved property located at 553 Rosedale Avenue Apt 11 Nashville TN 37211

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, Grantors have executed this instrument on this 8th day of July, 2022.

Jason Lynn Zarecor

Julie M Zarecor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Lynn Zarecor and Julie M Zarecor, 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 8th day of July, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026