THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641460**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Affiant Subscribed and sworn to before me this 15th day of July, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 30, 2025

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

Karen Johnson Davidson County
Batch# 890102 DEEDWARR
07/18/2022 10:54:30 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220718-0081899

WARRANTY DEED

Address New Owner: Kinnara Vasamsetti Emmons and Shane Weller Emmons 5721 Morrow Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-06-4F-002.00 CO

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, **Alan Ross Quenelle and Starr Danner Quenelle Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kinnara Vasamsetti Emmons and Shane Weller Emmons, wife and husband**, ("Grantees"), its 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. 2 on the plan of Homes at 5719 & 5721 Morrow, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 5719 & 5721 Morrow, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161122-0123346, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ALAN ROSS QUENELLE AND STARR LYNETTE DANNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from 5715 MORROW LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170823-0086443, dated August 14, 2017, said Register's Office.

Being further conveyed to ALAN ROSS QUENELLE and STARR DANNER QUENELLE, HUSBAND AND WIFE , by quitclaim deed from ALAN ROSS QUENELLE AND STARR LYNETTE QUENELLE, FKA STARR LYNETTE DANNER, of record in Instrument No. 20210312-0032854, dated February 10, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-06-4F-002.00 CO.

Davidson County taxes for 2021, Map-Par. 091-06-4F-002.00 CO, $4,331.12, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 2330, page 39, said Register's Office.
Matters shown on the Plan of record in Instrument No. 20161102-0116000, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161122-0123346, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8808, page 851, said Register's Office.

This is improved property located at 5721 Morrow Road Nashville TN 37209

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 15th day of July, 2022.

Alan Ross Quenelle

Starr Danner Quenelle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Ross Quenelle and Starr Danner Quenelle, 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 15th day of July, 2022.

Notary Public

My Commission Expires: _____

