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

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF MONTGOMERY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00 Affiant Notary My Commission Expires: 3424 SUBSCRIBED AND SWORN TO BEFORE ME THIS :

Karen Johnson Davidson County
Batch# 901397 DEEDWARR
08/10/2022 10:23:52 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220810-0090882

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street Suite T-1, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Anna Smith 712 Ashlawn Place Nashville, TN 37211	CMG Mortgage **NEW OWNER**	161 05 0A 008.00

THIS WARRANTY DEED OF REALTY, executed as of August 8, 2022, by **Thomas Rose Properties, LLC, a Tennessee Limited Liability Company**, (the "Grantor"), for consideration paid, grant to **Anna Smith, an unmarried woman**, (the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 712 Ashlawn Place, Nashville, Tennessee, 37211 and bounded and described as follows:

Land in Davidson County, Tennessee, described as follows: Being Unit No. A-12 on the plan of Ashlawn Place Condominiums as shown as Exhibit A-2 to the Master Deed in Book 6607, Page 596, as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Cordell, unmarried, by Warranty Deed from Bruce Cordell and wife, Carol Cordell, of record in Instrument No. 20110509-0035397, in the Register's Office of Davidson County, Tennessee, dated April 27, 2011, and recorded on May 09, 2011.

Being the same property conveyed to Thomas Rose Properties LLC, a Tennessee limited liability company, by Quitclaim Deed from Phillip and Shannon Cordell, husband and wife, of record in Instrument No. 20210104-0000258, in the Register's Office of Davidson County, Tennessee, dated December 23, 2020, and recorded on January 04, 2021.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Thomas Rose Properties, LLC, a Tennessee Limited Liability Company

By: _____
Phillip Cordell, Member

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, Derek Truelove of the state and county mentioned, personally appeared Phillip Cordell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Thomas Rose Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Phillip Cordell as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal on this August 8, 2022.

My Commission Expires: 3424

_____
Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024
WILSON COUNTY