Karen Johnson Davidson County
Batch# 906755 DEEDWARR
08/23/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220823-0095224

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741850** JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Julie Baily Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Kreisler and Sarah Thompson 1519 Straightway Avenue Unit A Nashville TN 37206	New Owner	Tax Parcel ID No. 072 14 0L 001.00

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, **Katherine Richard, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Kreisler and Sarah Thompson, married**, ("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 A of The Estates at 1519 Straightway, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140429-0035793, in the Register's Office for Davidson County, Tennessee, said unit being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Katherine Richard, Unmarried, by Warranty Deed from 1519 Straightway, GP, of record in Instrument No. 20150128-0008005, in the Register's Office of Davidson County, Tennessee, dated January 23, 2015 and recorded on January 28, 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.

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 Brownsville Plan, as recorded in Book 21, Page 9; as revised in Plat Book 3500, Page 120. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140429-0035793.

This is improved property located at 1519 Straightway Avenue Unit A Nashville TN 37206

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 August, 2022.

Katherine Richard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Richard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23, 2022 (date of document).

Affiant Signature

August 23, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025