THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842044**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $982,777.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2022. Notary Public My Commission Expires: 1/31/24

Karen Johnson Davidson County
Batch# 907321 DEEDWARR
08/24/2022 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,636.27
20220824-0095562

RACHEL MINTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Matthew J. Wyatt 809B Halcyon Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-4I-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, **Aimee Le, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Wyatt , unmarried man**, ("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, Being Unit No. B, Halcyon Place, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument number 20140911-0083353, as amended in Instrument Number 20141219-0116123, Register's Office for said Davidson county, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aimee Le, unmarried, by Quitclaim deed from Aimee Le, unmarried and Ezekiel Baker, unmarried, joint tenants with the rights of survivorship of record in Instrument No. 20220518-0057484 Register's Office for Davidson County, Tennessee, dated May 12, 2022 and recorded on May 18, 2022.

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 and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan as shown as an Exhibit tot he Declaration of Covenants, Conditions, and Restrictions of record in 20140911-0083353; as amended in Instrument Number 20141219-0116123, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140911-0083353; as amended in Instrument Number 20141219-0116123 and in Instrument No. 20150629-0061993, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Permanent Easement for Ingress and Egress of record in Instrument Number 20150629-0061991, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 809B Halcyon Avenue Nashville TN 37204

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 22nd day of August, 2022.

Aimee Le

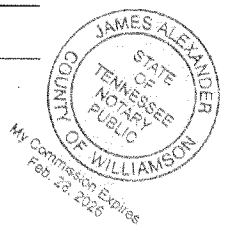
Aimee Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aimee Le, 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 22nd day of August, 2022.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or 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 8/22/22.

Affiant
Date: 8/24/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24th day of August, 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON