THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842079**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 912700 DEEDWARR
09/06/2022 10:53:40 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20220906-0099745

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Bevin Gregory and Paxton Manly 1900 10th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 07 4B 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, **Sean Nesius and Natalie Nesius, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bevin Gregory and Paxton Manly, wife and husband,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1900 10th Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1900 10th Avenue, a Horizontal Property Regime, of record in Instrument Number 20160621-0063048 as amended in Instrument Nos. 20170418-0037990; 20180605-0053982 and 20191120-0119946, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sean Nesius and Natalie Nesius, husband and wife, by Warranty Deed from Brian Conner Evans, an unmarried man, of record in Instrument No. 20211122-0154698, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021, and recorded on November 22, 2021.

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 and assessments for the year 2022 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160621-0063048, as amended in Instrument Nos. 20170418-0037990; 20180605-0053982 and 20191120-0119946.

This is improved property located at 1900 10th Avenue North Nashville TN 37208

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 2nd day of September, 2022.

Sean Nesius

Natalie Nesius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean Nesius and Natalie Nesius, 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 2nd day of September, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024