WARRANTY DEED

Karen Johnson Davidson County
Batch# 918140 DEEDWARR
09/19/2022 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220919-0103781

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$600,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/15/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4172

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brad Morgan and Karen Shabroski	Same	098-06-0A-033-00
1428 Bridgecross Parkway		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Keith D. Covert and Leslie Covert, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley T. Morgan and Karen Shabroski, both unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Phase 1 - Section "A" Bridgewater, of record in Instrument Number 20051104-0133897, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060608-0067981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith D. Covert and Leslie Covert, husband and wife, by deed dated 06/23/2017, and recorded 06/26/2017, from Klauspeter Schwebler, unmarried, of record in Instrument Number 20170626-0064006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1428 Bridgecross Parkway Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on September 15, 2022.

Keith D. Covert

Leslie Covert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Keith D. Covert and Leslie Covert, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 15, 2022.

Notary Public

My Commission Expires: 11-19-2025



File #: 2022-4172

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Diane March,** 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 this the 15th day of September, 2022.

Affiant Signature
Date 09/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

