Karen Johnson Davidson County
Batch# 920550 DEEDWARR
09/22/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $5,624.00
20220922-0105542

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842125**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,520,000.00. Affiant Subscribed and sworn to before me, this 22nd day of September, 2022. Notary Public My Commission Expires: 11.22.25

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Benjamin Tyler Jones and Tess Marie Jones 323B McKennell Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 04 1D 002.00

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, **Thomas Wiser and Hannah Wiser, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Tyler Jones and Tess Marie Jones, husband and wife, as tenants by entirety**, ("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 B of 323 McKennell Drive Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 323 McKennell Drive Residences, a Horizontal Property Regime, of record in Instrument No. 20171101-0111931, as amended in Instrument No. 20180611-0055665 and Instrument No. 20200127-0009593, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Thomas Wiser and wife, Hannah Wiser, by Warranty Deed from Robert P. Wilson, III, unmarried, of record in Instrument No. 20140729-0067070, in the Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 29, 2014.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville, as recorded in Plat Book 21, Page(s) 9.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Partition of Lots 54, 55 & 64 of the Plan of Brownsville, as recorded in Instrument No. 20150929-0098886; and revocation recorded in Instrument No. 20160112-0003386.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 55 & 64 of the Plan of Brownsville, as recorded in Instrument No. 20171117-0118046.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171101-0111931, as amended in Instrument No. 20180611-0055665 and Instrument No. 20200127-0009593.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4110, Page 746 and Book 4125, Page 469.

This is improved property located at 323B McKennell Drive 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 22nd day of September, 2022.

Thomas Wiser

Hannah Wiser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Wiser and Hannah Wiser, 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 September, 2022.

Notary Public
My Commission Expires: _____

NATHAN C. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Merissa L Leaver **, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** 9/22/2022 **(date of document).**

Merissa L Leaver
Signature

9/22/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd **day of** September **, 2022**

JL Fowler
Notary Public
My Commission Expires: 11.22.25
Seal

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD