THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042686** Karen Johnson Davidson County Batch# 938890 **DEEDWARR** 11/07/2022 02:43:32 PM 2 pgs Fees: $13.00 Taxes: $2,268.17 20221107-0119684	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $613,020.00. Margaret Smith Affiant Subscribed and sworn to before me, this ~~31st~~ 1st day of ~~October,~~ November 2022. A. Denise Woods Notary Public My Commission Expires: _____ SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Eggerss and Karl Eggerss 212 Wauford Drive Nashville TN 37211	Celebrity Home Loans, LLC One Mid America Plaza, Ste 800 Oakbrook Terrace, IL 60181	Tax Parcel ID No. 147-06-0-028.00

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, **Christopher Owens Host and Rachel Host, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy Eggerss and Karl Eggerss, wife and husband,** ("Grantees"), their 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 Lot(s) 117, as shown on the map entitled Revised Plan of Caldwell Hall, Section One, of record in Plat Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTOPHER OWENS HOST, by deed from PATRICIA A. ROSE AND HUSBAND DAVID M. ROSE, of record in Instrument No. 20130125-0008116 , dated December 19, 2012 , said Register's Office.

Rachel Host joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 147-06-0-028.00.

Matters shown on the Plan of record in Plat Book 2900, pages 57, 58 and 59, said Register's Office.

This is improved property located at 212 Wauford Drive Nashville TN 37211

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 31st day of October, 2022.

Christopher Owens Host

Rachel Host

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Owens Host and Rachel Host, 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 31st day of October, 2022.

Notary Public

My Commission Expires: _____

