Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 949767 DEEDWARR
12/09/2022 09:46:17 AM 3 pgs
Fees: $18.00 Taxes: $4,680.50

20221209-0128243

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,265,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF NOVEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22229 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Jana M. Briggs 833 Horner Avenue Nashville, TN 37204	New owner	118-02-3D-002.00CO

For and in consideration of the sum of One Million Two Hundred Sixty-Five Thousand And 0/100 ($1,265,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

CHASE FOWLER AND BETHANY FOWLER, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JANA M. BRIGGS, AN UNMARRIED WOMAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit B of the Cottages of Vaulx, a Horizontal Property Regime with Private Elements, as created by the Master Deed and By-Laws for the Cottages of Vaulx, of record in Instrument No. 20150608-0053460 and as corrected by Scrivener's Affidavit in Instrument No. 20151209-0123910, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the plan of the Cottages of Vaulx, as shown on Exhibit "B" to the aforementioned Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Chase Fowler and Bethany Fowler, husband and wife by Warranty Deed from John Bradley Gibson and Ginger Schneider Gibson, husband and wife dated January 24, 2020, recorded on January 30, 2020, in Instrument No. 20200130-0011153 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chase Fowler and Bethany Fowler, husband and wife by Warranty Deed from John Bradley Gibson and Ginger Schneider Gibson, husband and wife dated January 24, 2020, recorded on January 30, 2020, in Instrument No. 20200130-0011153 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 833 Horner Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR CHASE FOWLER AND BETHANY FOWLER, HUSBAND AND WIFE to MICHAEL D. BRIGGS AND CARLYN M. BRIGGS, TRUSTEES OF THE MUNN FAMILY TRUST F/B/O JANA MUNN BRIGGS FOR THE TRANSFER OF PROPERTY LOCATED AT 833 HORNER AVENUE, NASHVILLE, TN 37204.]

Witness our/my hand on the 30th day of November, 2022.

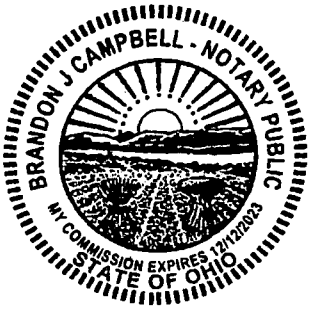
Chase Fowler

Bethany Fowler

STATE OF ~~TENNESSEE~~ OHIO BC
COUNTY OF ~~DAVIDSON~~ Delaware BC

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chase Fowler and Bethany Fowler, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2022.



Notary Public
My Commission Expires: 12-12-2023