THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

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

Karen Johnson Davidson County
Batch# 957983 **DEEDWARR**
01/05/2023 09:19:26 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20230105-0000835

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amber L. Chrisley and Chris B. McGuffin Jr. 505 Swiss Avenue, #34 Nashville, TN 37211	NEW OWNER	161-15-0B-034.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Nick Chouard,an unmarried man,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Amber L. Chrisley, an unmarried woman, and Chris B. McGuffin, Jr., an unmarried man, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 34** on the Plan of RoseMonte Townhomes, of record in Instrument number 20051117-0138877, as amended in Instrument number 20070517-0059078, 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 Nicolas Chouard, an unmarried man, by Warranty Deed from ColbaltProperties 1, LLC, a Tennessee Limited Liability, of record in Instrument number 20200310-0026645, dated March 6, 2020 and recorded on March 10, 2020, Register's Office for Davidson County, Tennessee.

This is property commonly known as 505 Swiss Avenue, #34, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 3rd **day of January, 2023:**

Nick Chouard

STATE OF COLORADO

COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nick Chouard,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3 day of **January, 2023:**

Notary Public - PATRICIA MILLS

My Commission Expires: 9.22.23

PATRICIA MILLS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037466
MY COMMISSION EXPIRES SEP 22, 2023

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$297,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3 DAY OF **January, 2023:**

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023