THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243604** Karen Johnson Davidson County Batch# 977958 **DEEDWARR** 03/07/2023 11:33:02 AM 2 pgs Fees: $13.00 Taxes: $7,955.00 20230307-0016332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2023. Notary Public My Commission Expires: 5/7/24 BRIAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Paul Roper and Janna Roper 3805 Brighton Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 13 0M 001.00

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 Conrad Fichtel and Liege Michalina Fichtel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Roper and Janna Roper, husband and wife**, ("Grantees"), their 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 Unit No. 1 on the plan of Brighton Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Brighton Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180227-0018341, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Christopher Conrad Fichtel and Liege Michalina Fichtel, husband and wife, by Warranty Deed from Chandelier Development, Inc., a Tennessee Corporation, of record in Instrument No. 20200221-0019597, in the Register's Office of Davidson County, Tennessee, dated February 20, 2020 and recorded on February 21, 2020.

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 for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Whitland Realty Company's Subdivision, as recorded in Plat Book 332, Page(s) 141.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180227-0018341.

This is improved property located at 3805 Brighton Road Nashville TN 37205

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 6th day of March, 2023.

Christopher Conrad Fichtel

Liege Michalina Fichtel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Conrad Fichtel and Liege Michalina Fichtel, 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 3rd day of March, 2023.

Notary Public
My Commission Expires: _____

