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

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230143508**

Karen Johnson Davidson County
Batch# 979738 **DEEDWARR**
03/13/2023 10:37:08 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20230313-0017935

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jonathon Cody Craig<br>620 B Eastboro Drive<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091-09-4H-002.00 CO |

**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, **Kathleen Black and Ty Black, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathon Cody Craig, a single man**, ("Grantee"), his 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 Unit No. 620-B on the plan of 620 Eastboro Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 620 Eastboro Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200218-0018099, 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 Rachel Casey by Quitclaim Deed from 618 Eastboro, LLC, a Tennessee limited liability company, dated August 14, 2018 of record in Instrument No. 20180824-0083956, said Register's Office.

Being the same property conveyed to KATHLEEN GRUNDER, UNMARRIED and TY BLACK, UNMARRIED, by deed from RACHEL CASEY, MARRIED, of record in Instrument No. 20220103-0000524, dated December 30, 2021, and corrected by Scrivener's Affidavit of record in Instrument No. 20220308-0026050, said Register's Office.

Kathleen Grunder having since married and is also known as Kathleen Black.
Kathleen Grunder and Kathleen Black being one and the same.

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 2023 and subsequent years for Map-Par. 091-09-4H-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, bylaws, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200218-0018099, said Register's Office.
Matters shown on the Plan of record in Plat Book 3842, page 165, said Register's Office.

This is improved property located at 620 B Eastboro Drive Nashville TN 37209

**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 3rd day of March, 2023.

Kathleen Black by Ty Black, her Attorney in Fact

Kathleen Black by Ty Black, her Attorney-in-Fact

Ty Black

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ty Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathleen Black and that he is authorized by Kathleen Black to execute this instrument on her behalf.

Witness my hand, at office, ~~this 3rd~~ day of March, 2023.

Notary Public

My Commission Expires: _____

