Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230243811

Karen Johnson Davidson County
Batch# 991743 **DEEDWARR**
04/13/2023 10 04 23 AM 2 pgs
Fees $13.00 Taxes $1,554.00

20230413-0027145

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 12th day of April, 2023

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kimberly Ayer 1423A Rosebank Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 084-01-0J-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, **Mark Cofer and Claudia Cofer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kimberly Ayer, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1423 Rosebnk Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190702-0064693, as amended in Instrument No. 20230403-0023932, and as amended in Instrument No. 20230405-0024662, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Mark Cofer and Claudia Cofer, husband and wife, and Fred Groves, Jr., a married man by Warranty deed from Vickie Jackson, unmarried and Roberta Tidwell of record in Instrument No. 20100628-0050289 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 28, 2010.

Being a part of the same property conveyed to Mark Cofer and Claudia Cofer, husband and wife by Quitclaim deed from Fred Groves, Jr. of record in Instrument No. 20150330-0027254 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 30, 2015.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 54, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190702-0064693, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of record in Instrument Number 20190702-0064683, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in

Book 4096, Page 919, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1423A Rosebank Avenue Nashville TN 37206

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, Grantors have executed this instrument on this 12th day of April, 2023.

Mark Cofer

Claudia Cofer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Cofer and Claudia Cofer, 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 12th day of April, 2023.

Notary Public
My Commission Expires: _____

