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

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

**CRT File No. 230444262**

Karen Johnson Davidson County
Batch# 1004235 **DEEDWARR**
05/17/2023 10:20:35 AM 2 pgs
Fees: $13.00 Taxes $3,145.00

20230517-0036876

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2023

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

# WARRANTY DEED

| Address New Owner. | Send Tax Bills To | Tax Information: |
|---|---|---|
| Colby Shae Farrow and Aubri Charnigo<br>712 47th Avenue North<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091-12-0-074.00 |

**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, **David Morris and John M. Helton, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Colby Shae Farrow, unmarried and Aubri Charnigo, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their 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. "A" on the plan of 712 47th Avenue North, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 712 47th Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument No 20210303-0027683 and amended in Instrument No. 20230322-0020810, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being part of the same property conveyed to DAVID MORRIS AND JOHN M. HELTON, AS TENANTS IN COMMON, by deed from ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN, of record in Instrument No. 20210129-0013523 , dated January 29, 2021 , said Register's Office

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 - 12 - 1C - 001 . 00 - CO .

Matters shown on the Plan of record in Book 57, pages 74-75, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210303-0027683 and amended in Instrument No. 20230322-0020810, said Register's Office.

This is improved property located at 712 47th Avenue North 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 16th day of May, 2023

David Morris

John M. Helton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Morris and John M. Helton, 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 16th day of May, 2023

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____