THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544789** Karen Johnson Davidson County Batch# 1014013 **DEEDWARR** 06/12/2023 02.21 10 PM 2 pgs Fees $13 00 Taxes $1,922 15 20230612-0044642	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $519,500 00 Margaret Smith Affiant Subscribed and sworn to before me, this 7th day of June, 2023. D Denise Woods Notary Public My Commission Expires. SANDRA DENISE WOODS · STATE OF TENNESSEE · NOTARY PUBLIC · SUMNER COUNTY · My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner. Cecily Vann 712 Harpeth Trace Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 143-02-0B-007 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, **Karen Lynn Rees, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cecily Vann**, ("Grantee"), her 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 Lot No. 7, as shown on the map entitled Treetops at Harpeth Trace Revised, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KAREN LYNN REES, UNMARRIED, by deed from LUCINDA C. BELOTE, NOW KNOWN AS LUCINDA J CHAFFIN, UNMARRIED, of record in Instrument No. 20141031-0100778, dated October 31, 2014, said Register's Office.

Said property was never the marital residence of Grantor

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 143-02-0B-007 00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 455, 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 Book 6287, page 417 , amended in Instrument No. 20150622-0059531, Instrument No. 20180806-0077253 and Instrument No. 20200715-0077403, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, page 192, Book 5142, page 694, Book 5360, page 320 and Book 5364, page 882, said Register's Office.

Charter of Treetops at Harpeth Trace Homeowners Association, Inc. of record in Book 8085, Page 576, said Register's Office.

This is improved property located at 712 Harpeth Trace Drive Nashville TN 37221

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 7th day of June, 2023

Karen Lynn Rees

Karen Lynn Rees

STATE OF CA)

COUNTY OF Monterey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Lynn Rees, 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 7th day of June, 2023

A C

Notary Public

ADAM CHAPLAN
Notary Public - California
Monterey County
Commission # 2359251
My Comm. Expires May 27, 2025

My Commission Expires: 05/27/25