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

**CRT File No. 230745183**

Karen Johnson Davidson County
Batch# 1032637 DEEDWARR
07/31/2023 11:18:35 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00

20230731-0058808

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Elizabeth Byassee Saum<br>566 Stevenson Street<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091 09 2B 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, **Aaron Wallace Jr., a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Byassee Saum, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 566 Stevenson Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 566 Stevenson Townhomes, a Horizontal Property Regime, of record in Instrument Number 20170127-0008968, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Aaron Wallace Jr, a single man, by Warranty Deed from Christy B. Morgan and Randall C. Morgan, wife and husband, of record in Instrument No. 20171204-0123186, in the Register's Office of Davidson County, Tennessee, dated December 1, 2017 and recorded on December 04, 2017.

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 T. M. Nall's Subdivision of Lots 18, 19, 20, B.F. Cockrill Land, as recorded in Plat Book 421, Page(s) 63.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170127-0008968.

This is improved property located at 566 Stevenson Street 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 28th day of July, 2023.

Aaron Wallace Jr.

STATE OF _____ )
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Wallace Jr., 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 27th day of July, 2023.

SEE ATTACHED

Notary Public
My Commission Expires: _____

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego )

On 07/27/2023 before me, Siavash Rezaei Rokhsari, Notary Public
(insert name and title of the officer)

personally appeared Aaron Wallace Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024