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

CRT File No. 230745179

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1034450 DEEDWARR
08/03/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20230803-0060246

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $603,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2023.

Notary Public
My Commission Expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chad Tomlin McCanless Clifford Joseph Lehr 3613 Fair Meadows Ct Nashville TN 37211	New Owner	Tax Parcel ID No. 180-04-0B-113.00

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, **Corey Jeffrey and Ashley Jeffrey, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Chad Tomlin McCanless, a single person and Clifford Joseph Lehr, a single person, as tenants in common** ("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 all of Lot No. 123, on the Plan of Final Plat of BrookView Forest, Phase IV, of record in Plat Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Corey Jeffrey and Ashley Jeffrey, husband and wife by Warranty deed from Amber E. Salcedo fka Amber E. Larason, married of record in Instrument No. 20180503-0042490 Register's Office for Davidson County, Tennessee, dated May 02, 2018 and recorded on May 03, 2018.

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 as Instrument Number 200611070138639, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, 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 20030829-0125803, amended in Instrument No. 20050505-0050962, 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
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4428, Page 138, amended in Book 4479, Page 448, and Book 4276, Page 715, refiled in Book 4404, Page 947, 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 20030918-0138293, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA of record in Instrument Number 20190618-0058640, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 8404, Page 676, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention of record in Instrument Number 20021007-0121969, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3613 Fair Meadows Ct Nashville TN 37211

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 2nd day of August, 2023.

Corey Jeffrey 8/2/23
Corey Jeffrey

Ashley Jeffrey 8/2/23
Ashley Jeffrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corey Jeffrey and Ashley Jeffrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/2/23.

Affiant Signature – Joshua A. Terry

8/3/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/3/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2025
COUNTY OF WILLIAMSON