Karen Johnson Davidson County
Batch# 1044933 DEEDWARR
08/31/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20230831-0068340

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745441** STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-25-2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2023. Notary Public My Commission Expires: 6/25/25

WARRANTY DEED

Address New Owner: Jonah Bloom and Teressa Iezzi 313 Garfield Street Nashville TN 37208	Send Tax Bills To: Canopy Mtg 360 Technology Ct. # 200 Lindon UT 84042	Tax Information: Tax Parcel ID No. 082-05-0T-001.00 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, **Michael Andrew Maxwell and Robyn E. Maxwell, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Jonah William Bloom, an unmarried man, and Teressa Iezzi, an unmarried woman, as tenants in common 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. 1 , on the Horizontal Property Regime for Fourth & Garfield, a Townhouse Planned Unit Development, as recorded in the Master Deed of record in Instrument No. 20150807-0079079, amended in Instrument No. 20161228-0136094 and Instrument No. 20170810-0081961, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MICHAEL ANDREW MAXWELL and ROBYN E. MAXWELL, HUSBAND AND WIFE, by deed from SHEPLEY HEARD, of record in Instrument No. 20190620-0059566 , dated June 14, 2019 , 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. 082-05-0T-001.00 CO.

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. 20150807-0079079, amended in Instrument No. 20161228-0136094 and in Instrument No. 20170810-0081961, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150618-0058167 and in Instrument No. 20170830-0089127, said Register's Office.
Right-of-Way Easement of record in Instrument No. 20150616-0057138, said Register's Office.
Matters shown on the Plan of record in Plat Book 21, page 7, said Register's Office.
Utility Easement of record in Instrument No. 20150624-0060386, said Register's Office.

This is improved property located at 313 Garfield Street Nashville TN 37208

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 30th day of August, 2023.

Michael Andrew Maxwell

Robyn E. Maxwell

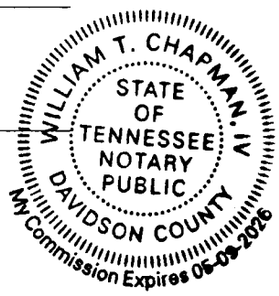
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Andrew Maxwell and Robyn E. Maxwell, 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 30th day of August, 2023.

Notary Public

My Commission Expires:



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/30/23 (date of document).

Emma Howard

Affiant Signature

Date: 08/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

