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

CRT File No. 230845482

Karen Johnson Davidson County
Batch# 1046254 DEEDWARR
09/05/2023 12 17 09 PM 2 pgs
Fees: $13.00 Taxes. $1,341 25



20230905-0069364

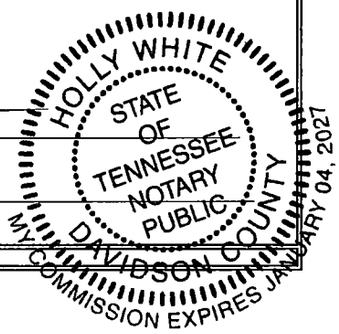
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $362,500.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2023

Notary Public
My Commission Expires.



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hayden Russell and Kathryn Cooper 1049B Horseshoe Drive Nashville TN 37216	New Owner	Tax Parcel ID No 061 14 0C 002.00

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, **Michael J. Atwood and Sara C. Atwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hayden Russell and Kathryn Cooper, both unmarried, as joint tenants with right of survivorship**, ("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. B of 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1049 Horseshoe Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180108-0002532 as amended in Instrument No. 20180716-0068764, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael J. Atwood and Sara C. Atwood, husband and wife, by Quitclaim Deed from Michael Atwood, sole member of 1049 Horseshoe Drive, LLC, of record in Instrument No 20180914-0091378 as corrected in Instrument No. 20190204-0010324, in the Register's Office of Davidson County, Tennessee, dated September 13, 2018 and recorded on September 14, 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 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 Locust Grove Estates, as recorded in Plat Book 1424, Page 11

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180108-0002532 as amended in Instrument No. 20180716-0068764.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1492, Page 151.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1583, Page 433.

This is improved property located at 1049B Horseshoe Drive Nashville TN 37216

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 1st day of September, 2023.

Michael J. Atwood

Sara C Atwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Atwood and Sara C. Atwood, 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 1st day of September, 2023.

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027