THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945841** Karen Johnson Davidson County Batch# 1058957 DEEDWARR 10/09/2023 10:20:47 AM 2 pgs Fees $13.00 Taxes $3,881.30 20231009-0079214	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,049,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 6th day of October, 2023. VA DesJarlais Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: James William Pack and Julie Amber Pack 615 Newhall Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 11 0K 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, **Tommy A. Conner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James William Pack and Julie Amber Pack, husband and wife,** ("Grantees"), its successors, 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 Homes at 2400 Brittany Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2400 Brittany Drive, a Horizontal Property Regime, of record in Instrument Number 20210722-0098844, 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 part of the same property conveyed to Tommy A. Conner, a married person, by Quitclaim Deed from 2400 Brittany LLC, a Tennessee limited liability company, of record in Instrument No. 20221118-0122861, in the Register's Office of Davidson County, Tennessee, dated November 18, 2022 and recorded on November 18, 2022.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin.

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.

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 Section Four, Fortland Park, as recorded in Plat Book 5200, Page(s) 777.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210722-098844.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6336, Page 949.

This is improved property located at 615 Newhall Drive Nashville TN 37206

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 6th day of October, 2023.

Tommy A Conner

Tommy A. Conner

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Broward)

Notarized online using audio-video communication

Personally appeared before me by means of an interactive two-way audio/video communication, a Notary Public in and for said County and State, the within named Tommy A. Conner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
WITNESS my hand, at office, this 5th day of October, 2023.

Identification verified by Drivers License

Raymond D Stonecipher

Raymond D Stonecipher
Notary Public
My Commission Expires: 08/08/2025

RAYMOND D STONECIPHER
Notary Public - State of Florida
Commission # HH 162425
Expires on August 8, 2025