Karen Johnson Davidson County
Batch# 1073337 DEEDWARR
11/20/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231120-0090045

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230845695**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 8th day of Nov., 2023 Notary Public My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Talesha Simpson 528 Swiss Avenue Nashville TN 37211	Send Tax Bills To: Veterans United Home Loans ~~New Owner~~ 1400 Forum Blvd Ste. 18 Columbia, MO 65203	Tax Information: Tax Parcel ID No. 161-15-0B-014.00-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, **Hailey Margaret Boyer, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Talesha Simpson, a single person,** ("Grantees"), her 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. 14 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 1 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of RoseMonte Townhomes, as set out on Exhibit "D" to the Master Deed of RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, for a more complete identification and description of said Unit.

Being the same property conveyed to Hailey Margaret Boyer, an unmarried woman by Warranty deed from Jeremy Thacker (by Andrew Wood, Attorney-in-Fact, by virtue of Power of Attorney recorded in Instrument No. 20171030-0119828, Register's Office for Davidson County, Tennessee) of record in Instrument No. 20171030-0110829 in the said Register's Office, dated October 26, 2017 and recorded on October 30, 2017.

Zach Beitzel joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Hailey Margaret Boyer.

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 and assessments for the year 2024 and subsequent years, not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051117-0138877, as amended in Instrument 200705170059078 and Instrument No. 20181113-0111405, Register's Office for Davidson County, Tennessee.

Subject to the By-Laws attached as Exhibit "C" to the Master Deed establishing a Horizontal Property Regime of RoseMonte Townhomes, of record in Instrument Number 20051117-0138877, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed establishing a Horizontal Property Regime of RoseMonte Townhomes of record in Instrument Number 20051117-0138877, Register's Office of Davidson County, Tennessee.

Charter for RoseMonte Townhomes Owners Association of record in Instrument Number 20051122-0141352, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument Number 20091020-0096978, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20021104-0134971, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Distribution Lines and Access Road of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.

Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee.

Permanent Easement and Right-of-Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, corrected in Book 6749, Page 640 and Plat Book 6900, Page 806, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee.
Agreement of record in Book 5497, Page 230, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20180730-0073895, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 528 Swiss Avenue 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 warrant that this instrument is effective as of the 8th day of November, 2023.

Hailey Margaret Boyer

Zach Beitzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 8th day of November, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zach Beitzel, 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 6th day of November, 2023.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

True Copy Certification

I, Yvette Meldrum, 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 November 8, 2023.

Signature
November 8, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 8, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025