Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 231046185

Karen Johnson Davidson County
Batch# 1076656 **DEEDWARR**
11/30/2023 09:39:56 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20231130-0092437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $755,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of November, 2023.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Evan Jarvi and Kate Jarvi 14144 Old Hickory Boulevard Nashville TN 37013	New Owner	Tax Parcel ID No. 181 00 0 186.00

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, **Robert Giles and Stephanie Giles, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Jarvi and Kate Jarvi, 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:

Land in Davidson County, Tennessee, being Track No. 2 as shown on the Plan of division of the Michael D. Gillen Property, of record in Plat Book 6200, Page 242, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate described of said property.

Being the same property conveyed to Robert Giles and Stephanie Giles, husband and wife, by Warranty Deed from Regina K. Moore, married, of record in Instrument No. 20201016-0120587, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020, and recorded on October 16, 2020.

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 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Michael D. Gillen Property, as recorded in Plat Book 6200, Page(s) 242.

This is improved property located at 14144 Old Hickory Boulevard Nashville TN 37013

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 28th day of November, 2023.

Robert Giles

Stephanie Giles

STATE OF MN
COUNTY OF Scott

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Giles and Stephanie Giles, 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 28th day of November, 2023.

Janelle J Meier
Notary Public
My Commission Expires: 1·31·2024

JANELLE J MEIER
Notary Public
State of Minnesota
My commission expires
1/31/2024