Karen Johnson Davidson County
Batch# 1137758 DEEDWARR
05/22/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,591.70
20240522-0038009

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240447543** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Williamson )<br>The actual consideration or value, whichever is greater, for this transfer is: $1,241,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of May, 2024.<br><br>Notary Public<br>My Commission Expires: 01-06-25 |

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Andrew Todd Ford<br>1206 6th Avenue<br>Nashville TN 37208 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>082 09 0Z 004.00 |

**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, **Stephen Nash, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Todd Ford**, **an unmarried man** ("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 Unit 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1206 6TH AVENUE NORTH, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170825-0087417 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Nash, unmarried, by Warranty Deed from 1206 Development Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20171109-0115371, in the Register's Office of Davidson County, Tennessee, dated November 02, 2017, and recorded on November 09, 2017.

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 D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 10, Page(s) 606 and 609.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170825-0087417 as amended in Instrument No. 20170920-0096580 and Amendment to By-Laws recorded in Instrument No. 20210930-0131700.

Rights of others to use of a 12 foot alley recorded in Book 571, Page 372.

This is improved property located at 1206 6th Avenue 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 21st day of May, 2024.

Stephen Nash

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Nash, 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 21st day of May, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-03-2026

## CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 May 22, 2024.

Affiant

Date: May 22, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 22nd day of May, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY