Karen Johnson Davidson County
Batch# 1148929 DEEDWARR
06/20/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20240620-0046064

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547825** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2024. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Chaz Michael Bates 718 James Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 05 0W 017.00

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, **William Faust, an unmarried man and Jessica Nicole McGath, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chaz Michael Bates, unmarried** ("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. 17 of THE ROWS AT THE ANNEX, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE ROWS AT THE ANNEX, a Horizontal Property Regime, of record in Instrument No. 20170501-0042517; Joinder to Declaration recorded in Instrument No. 20170829-0088856; as Amended and Restated recorded in Instrument No. 20180516-0046957 and Amended in Instrument No. 20190814-0080842, 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 William Faust, an unmarried man and Jessica Nicole McGath, unmarried, by Warranty Deed from 670 James Avenue, LLC, of record in Instrument No. 20200507- 0047826, in the Register's Office of Davidson County, Tennessee, dated April 15, 2020 and recorded on May 07, 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.

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 B. F. COCKRILLS FARM SUBDIVISION, as recorded in Plat Book 161, Pages 134 and 135. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170501-0042517; Joinder to Declaration recorded in Instrument No. 20170829-0088856; as Amended and Restated recorded in Instrument No. 20180516-0046957 and Amended in Instrument No. 20190814-0080842.

Easement for Right of Way, recorded in Instrument No. 20180730-0073896.

This is improved property located at 718 James Avenue Nashville TN 37209

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 14th day of June, 2024.

William Faust

Jessica Nicole McGath

STATE OF ~~TENNESSEE~~ EB California)
COUNTY OF ~~DAVIDSON~~ EB San Bernardino)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Faust and Jessica Nicole McGath, 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 14th day of June, 2024.

Notary Public

My Commission Expires: May 17, 2026

E. BALLEJOS
Notary Public - California
San Bernardino County
Commission # 2402561
My Comm. Expires May 17, 2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 6/18/2024 (date of document).

Affiant Signature

6/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

