Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240648038

Karen Johnson
Batch # 1156634
07/11/2024 12:06:15 PM
Fees: $13.00 Taxes: $2,275.13

Davidson County
DEEDWARR
2 pgs

20240711-0052065

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $614,900.00.

Patrick Rollo
Affiant

Subscribed and sworn to before me, this 10th day of July, 2024.

Nathan L Powers
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick Rollo 1505B 61st Ave N Nashville TN 37209	New Owner	Tax Parcel ID No. 091-02-4H-002.00-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, **Michael A. Herrin and Molly Smyke Herrin fka Molly K. Smyke, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Rollo, an unmarried man** ("Grantee"), his 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 B of 1505 61st Avenue North Homes , a Horizontal Property Regime with Private Elements Located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160623-0064034, Register Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1505 61st Avenue North Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160623-0064034, and Bylaws appended thereto as Exhibit "C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael A. Herrin, unmarried, and Molly K. Smyke, as tenants in common with right of survivorship by Warranty Deed from Jacob T. Charlson and Elizabeth Charlson, husband and wife of record in Instrument No. 20200114-0004826 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 14, 2020.

Molly K. Smyke having since married and is now known as Molly Smyke Herrin.

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 for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160623-0064034, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Drain in favor of Metro Nashville of record in Book 4655, Page 21, Book 4654, Page 966, Book 4654, Page 976 and Book 4655, Page 6, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20000531-0054011, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1505B 61st Ave N 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 2nd day of July, 2024.

Michael A. Herrin

Molly Smyke Herrin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Herrin and Molly Smyke Herrin, 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 2nd day of July, 2024.

Notary Public
My Commission Expires: _____

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