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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. 240748212**<br><br>Karen Johnson Davidson County<br>Batch# 1164658 DEEDWARR<br>07/31/2024 02:54:30 PM 3 pgs<br>Fees: $18.00 Taxes: $2,756.50<br>20240731-0058114 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $745,000.00.<br><br>John Adam Evans<br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2024.<br><br>C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025<br><br>Notary Public<br>My Commission Expires: 3/3/2025 |

## WARRANTY DEED

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| Address New Owner:<br>John Adam Evans<br>5211B Illinois Avenue<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>091-11-0K-001.00 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, **Scott Jacob Fishel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Adam Evans, 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" on the Plan of Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160125-0006786, as amended in Instrument No. 20160225-0018136 and Instrument No. 20160301-019444, and further amended in a Third Amendment to Declaration of Covenants, Conditions and Restrictions for Homes at 5211 Illinois Avenue, a Horizontal Property Regime with Private Elements, referencing a Third Revised Exhibit A attached to said Amendment, replacing in their entirety al l prior recorded plats, dated September 13, 2016, of record in Instrument No. 20160913-0096346, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to SCOTT JACOB FISHEL, by deed from WILLIAM F. LOEFFEL, JR. AND WILLIAM F. LOEFFEL, III AND REED BATEMAN LOEFFEL, of record in Instrument No. 20190517-0046717, dated May 15, 2019, said Register's Office.

Anne Sue Freeland joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-11-0K-001.00 CO.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160125-0006786, amended in Instrument No. 20160225-0018136, Instrument No. 20160301-0019444 and Instrument No. 20160913-0096346, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20160125-0006788, said Register's Office.

This is improved property located at 5211B Illinois 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 31st day of July, 2024.

Scott Jacob Fishel

Anne Sue Freeland

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Jacob Fishel and Anne Sue Freeland, 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 31st day of July, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **July 31, 2024**.

Affiant Signature

**07/31/2024**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 31, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

