THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240948811**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1191145 DEEDWARR
10/08/2024 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20241008-0078219

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner: Jessica E. Dever 2148 Nashboro Blvd Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135 12 0B 008.00

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, **Morgan E. Fallos, unmarried, Regina B. Fallos, unmarried, Samantha L. Artz, married and Kaitlyn A. Newsom, married, Individually as Heirs and Beneficiaries of the Estate of Michael Fallos** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica E. Dever , a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit and Lot No 8 on the plan of NASHBORO VILLAGE - TRACT 7, of record in Plat Book 11700, Pages 49 and 50, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for and accurate description.

Being the same property conveyed to Michael Fallos, unmarried, by Cash Deed for Tennessee, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D, C., of record in Instrument No. 20110518-0037981 (as corrected in Scrivener's Affidavit recorded in Instrument No. 20110609-0044110), in the Register's Office of Davidson County, Tennessee, dated May 11, 2011 and recorded on May 18, 2011.

The said Michael Fallos having since died on September 26, 2023 in Escambia County, Florida.

Affidavit as to Heirs of record in Instrument Number 202410080078213 and Instrument Number 202410080078214 , in said Register's Office showing Morgan E. Fallos, Regina B. Fallos, Samantah L. Artz, and Kaitlyn A. Newsom as heirs at law.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Regina B. Fallos, which Power of Attorney is recorded in Instrument Number 202410080078218, in said Register's office.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Kaitlyn A. Newson, which Power of Attorney is recorded in Instrument Number 202410080078217, in said Register's office.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Samantha L. Artz, which Power of Attorney is recorded in Instrument Number 202410080078216, in said Register's office.

The execution of this instrument is effected by the signature of Nathan Powers as Attorney-in-fact for Morgan E. Fallos, which Power of Attorney is recorded in Instrument Number 202410080078215, in said Register's office.

Grantors warrant that they have never lived in the property as a married person and that the subject property is not subject to any marital rights therein.

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 Nashboro Village - Tract 7, as recorded in Plat Book 11700, Page(s) 49-50.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Boulevard, as recorded in Plat Book 4460, Pages 149 to 151.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plat of Tract #7 of Nashboro Village, as recorded in Plat Book 4660, Page 156.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Nashboro - Fairway Pointe, as recorded in Instrument No. 20020710-0083054.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horizontal Property Regime Private Element Plat, Nashboro - Fairway Pointe, as recorded in Instrument No. 20020820-0100664.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, as supplemented in Book 5469, Page 840 and Book 7751, Page 907.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 520, as amended in Instrument Nos. 20000316-0027171, 20031118-0168332 and 20050222-0018813 and Rules recorded in Instrument Nos. 20091105-0102438 (as revised in Instrument Nos. 20110923-0073937 and 20190313-0023223), 20190313-0023224 and 20190626-0062010.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 581 and Instrument No. 20000627-0063887, Consent recorded in Instrument No. 20010322-0027767 and supplemented in Instrument No. 20021211-0152723.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1827, Page 14.

Easement for Overhead Line, recorded in Book 4815, Page 425.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8870, Page 887.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20001012-0101575.
Easement recorded in Book 4254, Page 410; Book 4868, Page 74; Book 10110, Page 854 and Book 11594, Page 299.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020815-0098780.

Memorandum of Lease recorded in Book 10690, Page 327.

This is improved property located at 2148 Nashboro Blvd Nashville TN 37217

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 7th day of October, 2024.

Morgan E. Fallos by Nathan Powers attorney in fact
Morgan E. Fallos, Individually, by Nathan Powers, attorney-in-fact

Regina B. Fallos by Nathan Powers attorney in fact
Regina B. Fallos, Individually, by Nathan Powers, attorney-in-fact

Samantha L. Artz by Nathan Powers attorney in fact
Samantha L. Artz, Individually, by Nathan Powers, attorney-in-fact

Kaitlyn A. Newsom by Nathan Powers attorney in fact
Kaitlyn A. Newsom, Individually, by Nathan Powers, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, 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, and who further acknowledged that he is the Attorney-in-Fact for Morgan E. Fallos, Regina B. Fallos, Samantha L. Artz, and Kaitlyn A. Newsom and that he is authorized by Morgan E. Fallos, Regina B. Fallos, Samantha L. Artz, and Kaitlyn A. Newsom to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of October, 2024.

Casey Brewington
Notary Public

My Commission Expires: _____

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 7, 24 (date of document).

Jennifer L. Pennell

Oct 8, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

