THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948829**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $965,000.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2024. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1192266 DEEDWARR
10/10/2024 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20241010-0078663

WARRANTY DEED

Address New Owner: Layla Bristol and Gregory Harris Bristol 217 Watauga Place Brentwood TN 37027	Send Tax Bills To: New Owner Lower LLC 5950 Symphony Woods Rd Ste 301 Columbia, MD 21044	Tax Information: Tax Parcel ID No. 160-160B-12800

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, **Joshua D. Cough, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Layla Bristol and Gregory Harris Bristol, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 68 on the PLAT OF BRENTWOOD CHASE REVISION ONE, SECTION TWO, of record in Book 9700 Pages 945-948, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Joshua D. Cough, an unmarried man, by Warranty Deed from Todd F. Somers, a married man, of record in Instrument No. 20220408-0041022, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022, and recorded on April 08, 2022.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD CHASE REVISION ONE, SECTION TWO, as recorded in Plat Book 9700, Page(s) 948 Book 9700, Page 947; Book 9700, Page 946; Book 9700, Page 945.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798; amended at Instrument Nos. 20000831-0086366, 20150109-0002674, 20191001-0100090, 20211012-0136738, corrected at Instrument Nos. 20230717-0054820 and 20150109-0002674; Leasing Rules at Instrument No. 20210517-0065773; Parking Enforcement Rules at Instrument No. 20240223-0012428.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0126085.

Easement recorded in Book 11115, Page 281.

Easement recorded in Book 11115, Page 286.

This is improved property located at 217 Watauga Place Brentwood, TN 37027.

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 8th day of October, 2024.

_____
Joshua D. Cough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joshua D. Cough**, 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 8th day of October, 2024.

_____
Notary Public
My Commission Expires: _____

SHEILA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Certificate of Authenticity

I, Nick Harris, 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 October 8, 2024.

Affiant Signature

10/8/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY