THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249999** Karen Johnson Davidson County Batch# 1244110 DEEDWARR 03/07/2025 08:24:30 AM 3 pgs Fees: $18.00 Taxes: $2,275.50 20250307-0017125	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Rutherford AJ The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Emily Covey Affiant Subscribed and sworn to before me, this ~~4th~~ 6th day of March, 2025. AJ Notary Public My Commission Expires:

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

WARRANTY DEED

Address New Owner: Steven C. Evans and Renee Evans 1325 5th Avenue North, Unit 23 Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0W-023.00 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, **Susan E. Johnston and Vicki H. Metzgar, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven C. Evans and Renee Evans, 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:

Land in Davidson County, Tennessee, being Unit No. 23 on the Horizontal Property Regime for Germantown Commons, a Condominium, established in the Declaration of record in Instrument Number 20131029-0112391, as corrected by Scrivener' s Affidavit of record in Instrument Number 20140117-0005032, and amended in Instrument Number 20141003-0092050, Register' s Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said units, together with the undivided percentage interest in the common elements as set forth on Exhibit "E to the aforementioned Declaration as to each unit.

Being the same property conveyed to SUSAN E. JOHNSTON AND VICKI H. METZGAR, A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from GERMANTOWN COMMONS OF TENNESSEE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150730-0075213, dated July 29, 2015, said Register's Office.

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 2025 and subsequent years for Map-Par. 082-09-0W-023.00 CO.

Right-of-Way Easement of record in Instrument No. 20130906-0094197, Instrument No. 20130906-0094199, Instrument No. 20130906-0094198 and Instrument No. 20130906-0094200, said Register's Office.

Master Deed of record in Instrument No. 20131029-0112391, corrected by Affidavit of record in Instrument No. 20140117-0005032 and amended in Instrument No. 20141003-0092050, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130412-0036630, said Register's Office.

Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument No. 20130906-0094197, Instrument No. 20130906-0094198, Instrument No. 20130906-0094199 and Instrument No. 20130906-0094200, said Register's Office

This is improved property located at 1325 5th Avenue North, Unit 23 Nashville TN 37208

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 4th day of March, 2025.

Susan E. Johnston

Vicki H. Metzgar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan E. Johnston and Vicki H. Metzgar, 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 4th day of March, 2025.

Notary Public

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/4/2025 (date of document).

Affiant Signature

3/4/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL