THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350447** Karen Johnson Davidson County Batch# 1270865 DEEDWARR 05/08/2025 02:24:30 PM 3 pgs Fees: $18.00 Taxes: $3,885.00 20250508-0036217	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2025. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SARAH SIMMONS DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Patrick Harris and Denise Mary Harris 1206 6th Avenue North #2 Nashville TN 37208	Send Tax Bills To: New Owner **Property**	Tax Information: Tax Parcel ID No. 082 09 0Z 002.00

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, **Marlene Nicole Bown and spouse, Bethani Tyler Walsh** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Patrick Harris and Denise Mary Harris, Married,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 1206 6TH AVENUE NORTH, a Horizontal property Regime with Private Elements of record in Instrument No. 20170825-0087417, amended in Instrument No. 20170920-0096580 and Instrument No. 20210930-0131700, Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marlene Nicole Bown and spouse, Bethani Tyler Walsh, by Warranty Deed from 1206 Development Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20171026-0110001, in the Register's Office of Davidson County, Tennessee, dated October 24, 2017 and recorded on October 26, 2017.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

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 D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 10, Pages 606 and 609.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170825-0087417, as amended in Instrument No. 20170920-0096580 and Instrument No. 20210930-0131700.

Charter for Homes at 1206 6th Avenue North HOA, Inc. recorded as Instrument No. 20170825-0087416.

Common Open Space Deed recorded as Instrument No. 20220613-0066778.

Rights of others to use of a 12 foot alley recorded in Book 571, Page 372.

This is improved property located at 1206 6th Avenue North #2 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 6th day of May, 2025.

Marlene Nicole Bown

Bethani Tyler Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marlene Nicole Bown and Bethani Tyler Walsh, 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 6th day of May, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Emily Manno, 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 **5/6/25**.

Date

Affiant Signature

5/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026