Karen Johnson Davidson County
Batch# 1338307 DEEDWARR
10/24/2025 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20251024-0084883

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952152

G SCOTT RAYMOND
Notary Public, State of Indiana
Johnson County
Commission Number NP0753307
My Commission Expires
December 12, 2031

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~DAVIDSON~~ Marion)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00

Affiant

Subscribed and sworn to before me, this ~~10th~~ 9th day of October, 2025.

Notary Public
My Commission Expires: 12/12/2031

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna Brown 2046 Straightway Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-03-1B-002.00-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, **Michael Havazelet, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenna Brown, unmarried**, ("Grantee"), her 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. 2046 on the plan of 2044 Straightway Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2044 Straightway Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160119-0005096, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL HAVAZELET, by deed from HANNAH ROTHERMICH AND PHILIP ROTHERMICH, WIFE AND HUSBAND, of record in Instrument No. 20210518-0066972, dated May 14, 2021, 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. 083-03-1B-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160119-0005096, said Register's Office.

Boundary Agreement of record in Instrument No. 20170224-0018567, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 9, said Register's Office.

This is improved property located at 2046 Straightway Avenue Nashville TN 37206

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 ~~10th~~ 9th day of October, 2025. DSR

Michael Havazelet

STATE OF Indiana)

COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Havazelet, 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 ~~10th~~ 9th day of October, 2025. DSR

Notary Public

My Commission Expires: 12/12/2031

G SCOTT RAYMOND
Notary Public, State of Indiana
Johnson County
Commission Number NP0753307
My Commission Expires
December 12, 2031

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **10/24/2025** (date of document).

Affiant Signature

10/24/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **October**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

