THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200426233**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2020. Notary Public My Commission Expires: 2/19/2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

WARRANTY DEED

Address New Owner: Jon L. Maxwell and Lauralee G. Maxwell 6674 Clearbrook Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 10 0 065.00

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, **Noni N. Nielsen, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jon L. Maxwell and Lauralee G. Maxwell, husband and wife**, ("Grantees"), its 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 Lot No. 34 on the Plat of West Meade Park, Inc., Section One, as of record in Book 2900, Page 104, amended in Book 4138, Page 363, Register's Office for said County.

Said Lot No. 34 fronts 127 feet on the Westerly side of Clearbrook Drive, and extends back 306.5 feet on the Northerly line and 421 feet on the Southerly line to a dead line in the rear on which it measures 250 feet.

Being the same property conveyed to Noni N. Nielsen, an unmarried woman, by Warranty Deed from Mark Leon Goldman individually and as Executor of The Estate of Mary Louisa Goldman, of record in Instrument No. 20190917-0094038, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019 and recorded on September 17, 2019.

The said Joel Goldman having died on November 23, 2017 leaving Mary L. Goldman the sole owners by survivorship. Mary L. Goldman having died testate on April 05, 2019 and said property is being sold Mark Leon Goldman as Executor of the Estate of Mary L. Goldman pursuant to Order of the Probate Court for Davidson County, Tennessee (No. 19P-864 & 19P-877).

Being the same property conveyed to Joel Goldman and wife, Mary L. Goldman, by Warranty Deed from Stanley A. Elchesen and wife, Jean H. Elchesen, of record in Book 4598, Page 511, in the Register's Office of Davidson County, Tennessee, dated April 29, 1972 and recorded on May 05, 1972.

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.

County of Davidson taxes for the year 2020 and thereafter, 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.

Karen Johnson Davidson County
Batch# 396263 DEEDWARR
05/06/2020 09:44:30 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20200506-0047147

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Park, Inc., Section One, as recorded in Plat Book 2900, Page(s) 104 and amended in Book 4138, Page 363.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3102, Page 381.

This is improved property located at 6674 Clearbrook Drive Nashville TN 37205

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 1st day of May, 2020.

Noni N. Nielsen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Noni N. Nielsen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY