Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210132738

Karen Johnson Davidson County
Batch# 581277 **DEEDWARR**
03/02/2021 10:06:15 AM 2 pgs
Fees: $13.00 Taxes: $9,209.30

20210302-0026233

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,489,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2021.

Notary Public
My Commission Expires: 05/03/2021

M. ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4536 Carlton, LLC 4536 Carlton Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 16 0 042.00

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, **Jon Cornelius, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4536 Carlton, LLC, a Tennessee limited liability company**, ("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. 2 on the Plan of Cherry Acres Subdivision of Tracts 10 and 11 Tyne Meade Sect. IV and Revision of Lot No. 2, Block "M" Tyne Meade Section III of record in Plat Book 2083, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being Lot No. 2 fronts 217.50 feet on the East Side of Carlton Drive and runs back between lines, 237.30 feet on the North Line and 228.50 feet on the South Line to a dead line in the rear on which it measures 169.40 feet.

Being the same property conveyed to Jon Cornelius, married, by Warranty Deed from Stone Oak Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20200302-0022951, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020 and recorded on March 02, 2020.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 2021 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherry Acres Subdivision of Tracts 10 and 11 Tyne Meade Sect. IV and Revision of Lot No. 2, Block "M" Tyne Meade Sect. III, as recorded in Plat Book 2083, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1449, Page 155 and Book 2142, Page 58.

This is improved property located at 4536 Carlton Drive Nashville TN 37215

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 March, 2021.

Jon Cornelius

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jon Cornelius, 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 March, 2021.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024