THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233448** Karen Johnson Davidson County Batch# 598839 DEEDWARR 03/23/2021 03:31:30 PM 3 pgs Fees: $18.00 Taxes: $1,387.50 20210323-0038492	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2021. Notary Public My Commission Expires: 5/30/21 ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nicole Yates 1413 Cardinal Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 062 13 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, **Geoffrey Newhall and Karen W. Newhall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Yates, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property in the 15th Civil District of Davidson County, Tennessee, being the Northerly part of Lot No. 12 of Block "A" of the Map of Country Club Estates, as follows:

Beginning on the Northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the Northwest corner of the property conveyed to W.H. Jordan by deed from Mike Kinnard Jordan and wife, of record in Book 1115, Page 152, said Register's Office thence with Nos. 1 and 2; thence with the Northwesterly line, of Lots Nos. 2 and 3, Northeastwardly 139 Feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots Westwardly 171.7 feet to the beginning.

Being the same property conveyed to Geoffrey Newhall and wife, Karen W. Newhall, as tenants by the entirety, by Quitclaim Deed from Geoffrey Newhall, of record in Instrument No. 20201026-0123508, in the Register's Office of Davidson County, Tennessee, dated October 21, 2020 and recorded on October 26, 2020.

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 COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page 95.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1082, Page 6.

This is improved property located at 1413 Cardinal Avenue Nashville TN 37216

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 18th day of March, 2021.

Geoffrey Newhall

Karen W. Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Newhall and Karen W. Newhall, 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 18th day of March, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, RYAN RAFOTH, do hereby make 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023