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

CRT File No. 210736066

Karen Johnson Davidson County
Batch# 709494 **DEEDWARR**
09/02/2021 12:00:33 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20210902-0118481

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Laura E. Neumann
Affiant

Subscribed and sworn to before me, this 31st day of August, 2021.

Notary Public
My Commission Expires: _____

KAREN ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura E. Neumann 6422 Henry Ford Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090 12 0 095.00

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, **Dorothy P. Ethridge, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura E. Neumann, unmarried**, ("Grantees"), her, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, lying in the 8th Civil District, being Lot No. 251 on the Plan of Charlotte Park, Sec. IV, of record in Book 2663, Page 71, Register's Office for said County.

Said Lot No. 251 fronts 87 feet on the Easterly side of Henry Ford Drive and extends back 171.7 feet on the North line and 167.6 feet on the South line to a dead line in the rear on which it measures 46 feet.

Being the Same Property Conveyed to Lewis E. Ethridge and wife, Dorothy P. Ethridge, by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of Record in Book 2863, Page 317, in the Register's Office of Davidson County, Tennessee, Dated January 22, 1959 and Recorded on January 22, 1959. Lewis E. Ethridge having died December 17, 1989 in Davidson County, Tennessee leaving Dorothy P. Ethridge as the sole tenant by the entirety.

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 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Section IV, as recorded in Plat Book 2663, Page(s) 71.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2803, Page 210.

Agreement as set forth in instrument recorded in Book 2593, Page 566.

This is improved property located at 6422 Henry Ford Drive Nashville TN 37209

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.

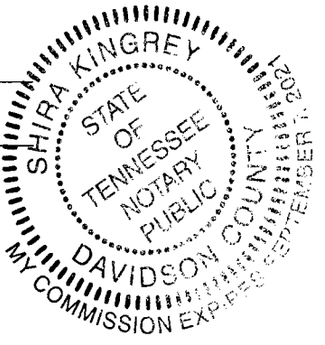
IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2021.

Dorothy P. Ethridge by Teresa Mobbs as attorney-in-fact
Dorothy P. Ethridge by Teresa Mobbs as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa Mobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dorothy P. Ethridge and that she is authorized by Dorothy P. Ethridge to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of August, 2021.



Notary Public
My Commission Expires: _____