Karen Johnson Davidson County
Batch# 734083 DEEDWARR
10/12/2021 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20211012-0136979

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210937705**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $316,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2021. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: William Roth 510 Charles Drive Madison TN 37115	Send Tax Bills To: SAME AS NEW OWNER	Tax Information: Tax Parcel ID No. 042-12-0-043.00

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, **Ann L. Talbot and Nicole J. Maguire, married to each other** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William M Roth, an unmarried man** ("Grantee"), his 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 the easterly 100 feet of Lot No. 27 and the westerly 50 feet of the South 141 feet, more or less, of Lot 26 on the Plan of W. W. Gray Subdivision, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Melrose Avenue, 50 feet West of the corner of Lots 25 and 26; thence northerly 141.5 feet to a point; thence westerly 50 feet to the line between Lots 26 and 27; thence with the line between said lots northerly 9 feet to the corner of said lots and of Lot Nos. 28 and 29; thence with the line between lots No. 27 and 28, westerly 100 feet to a point; thence southerly 150 feet to the northerly margin of Melrose Avenue; thence with the margin of the same easterly 150 feet to the point of beginning.

Being the same property conveyed to Ann L. Talbot, unmarried and Nicole J. Maguire, unmarried, as joint tenants with the right of survivorship by Warranty deed from Charles T. Wehby and/or Sally J. Wehby, Trustees of The Charles & Sally T. Wehby Living Trust established by The Revocable Trust Agreement of Charles T. Wehby and Sally T. Wehby, dated December 17, 2014 of record in Instrument No. 20150223-0015367 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 23, 2015.

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 for the year 2021, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee.

This is improved property located at 510 Charles Drive Madison TN 37115

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, Grantors warrant this instrument is effective as of the 7th day of October, 2021.

Ann L. Talbot

Nicole J. Maguire

STATE OF FLORIDA)
COUNTY OF FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann L. Talbot and Nicole J. Maguire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2021.

Notary Public
My Commission Expires: 02/14/2024

TIFFANY R. STANLEY
MY COMMISSION # GG 922812
EXPIRES: February 14, 2024
Bonded Thru Notary Public Underwriters

True Copy Certification

I, **Kaz Arbogast,** 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 this the 7th day of October, 2021.

Affiant Signature
Date 10/07/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024