[redacted]:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21100022

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Tam
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF December, 2021.

NOTARY PUBLIC
My Commission expires: _____

Address of New Owner
John Trondson and
Laura Trondson
8033 Charlotte Pike
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
127-00-0-069.00

Karen Johnson Davidson County
Batch# 771126 DEEDWARR
12/09/2021 12:24:24 PM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20211209-0163434

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Abbie Erin Tyler, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Trondson and Laura Trondson, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being in the Ninth (9th) Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Beginning on the southerly margin of Highway 70 at the northeast corner of the property conveyed to Tom Hudson Company, by deed from Thomas Gaddes and wife, of record at Book 2150, Page 439, RODCT (now referenced as The Campbell Family Limited Partnership by deed of record at Book 9847, Page 864, RODCT); thence with the southerly margin of said Highway, North 75 degrees East 20 feet to a new corner (northwest corner of Ham, Book 3223, page 179, RODCT); thence South 13 degrees East 100 feet to a new corner; thence North 75 degrees East 155 feet to a point; thence South 13 degrees East 170 feet to a large persimmon tree; thence South 41 degrees East 225 feet to a stake on rock ledge, elm and ironwood pointers; thence South 75 degrees West 190 feet to a stake with small ash and poplar pointers; thence North 41 degrees West 215 feet to an iron stake; thence North 13 degrees West 280 feet to the beginning, according to a survey made by S. H. Hutchison on August 11, 1956.

Being the same property conveyed to Abbie Erin Tyler, unmarried, by Warranty Deed from Ann L. Regen, unmarried, dated 09/30/2016 and recorded on 10/03/2016 in Instrument No. 20161003-0103772, Register's Office for Davidson County, Tennessee.

This is property generally located:
8033 Charlotte Pike, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).

2. Restrictive Covenant for Detached Structure of record in Instrument No. 20100407-0025896, said Register's Office.
3. Subject to easement for water line and rights to water, as set out in Book 2594, Page 597, said Register's Office.
4. Subject to the right of way of Highway 70, aka Charlotte Pike.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Abbie Erin Tyler** has/have caused this instrument to be executed, this the 7 day of Dec, 2024.

Abbie Erin Tyler
Abbie Erin Tyler

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Abbie Erin Tyler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7 day of Dec, 2024.

My commission Expires: 8/2/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY