THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138400** Karen Johnson Davidson County Batch# 773086 DEEDWARR 12/13/2021 12:45:30 PM 3 pgs Fees: $18.00 Taxes: $6,197.50 20211213-0164721	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Affiant Subscribed and sworn to before me, this 7th day of December, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Brett Pettit and Kristin Pettit 5925 Long Meadow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-09-0-066.00

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, **Robert F. Labadie and wife, Karyn L. Labadie** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brett Pettit and Kristin Pettit, husband and wife**, ("Grantees"), their 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(s) 367, as shown on the map entitled Hillwood Estates Section 14, of record in Plat Book 2900, page 36, amended in Instrument No. 20090417-0035058, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT F. LABADIE AND WIFE, KARYN L. LABADIE, by deed from JAMES P. COBB AND WIFE, ELEANOR D. COBB, of record in Instrument No. 20010704-0071235 , dated June 25, 2001 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-09-0-066.00.

Matters shown on the Plan of record in Plat Book 2900, page 36 and amended in Instrument No. 20090417-0035058, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances of record in Book 6273, page 646, said Register's Office.

This is improved property located at 5925 Long Meadow Road Nashville TN 37205

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 7th day of December, 2021.

Robert F. Labadie

Karyn L. Labadie

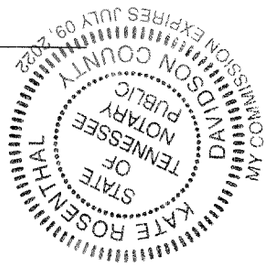
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert F. Labadie and Karyn L. Labadie, 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 7th day of December, 2021.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 December 7, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

