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

CRT File No. 220239411

Karen Johnson Davidson County
Batch# 815451 **DEEDWARR**
03/04/2022 10:20:31 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20220304-0024872

CHRISTINE N MARON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Amanda Bimer
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2022.

Notary Public
My Commission Expires: 10/26/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Carroll and Alison Carroll 4102 Colorado Nashville TN 37209	New Owner	Tax Parcel ID No. 103 04 0 394.00

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, **Pamela Debardeleben Leonard and John Leonard, wife and husband,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Carroll and Alison Carroll, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the West 50 feet of the East 100 feet of Lot no. 38 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 50 feet on the North side of Colorado Avenue and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Pamela Debardeleben Leonard and John J. Leonard, wife and husband, by Warranty Deed from David N. Childs, married, of record in Instrument No. 20140505-0037753, in the Register's Office of Davidson County, Tennessee, dated May 02, 2014 and recorded on May 05, 2014.

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 2022 and subsequent years, 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 Plan of The West End Annex, as recorded in Plat Book 332, Page(s) 61; .
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4102 Colorado 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 3rd day of March, 2022.

John Leonard

Pamela Debardeleben Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Leonard and Pamela Debardeleben Leonard, 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 3rd day of March, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024