Karen Johnson Davidson County
Batch# 822230 DEEDWARR
03/14/2022 03:14:38 PM 2 pgs
Fees: $13.00 Taxes: $2,534.50
20220314-0029680

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

CRT File No. 220239454

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or

for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Lohman and Seth Lohman 5712 Traceside Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 155 16 0A 272.00

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, **John Talbert and Kylie Talbert, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Lohman and Seth Lohman, wife and husband**, ("Grantees"), its 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 No. 287 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Talbert and Kylie Talbert, husband and wife, by Warranty Deed from Kevin W. Mann and Melissa L. Mann, married, of record in Instrument No. 20160516-0048185, in the Register's Office of Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

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 Traceside, Section Ten, Revision One, as recorded in Plat Book 9700, Page(s) 827.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504; Amended and Restated in Book 9435, Page 493 and it's amendment recorded in Book 9677, Page 675.

Easement for Utilities, recorded in Book 9306, Page 279.

This is improved property located at 5712 Traceside Drive Nashville TN 37221

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 11th day of March, 2022.

John Talbert

Kylie Talbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Talbert and Kylie Talbert, 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 11th day of March, 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires:

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTN 22-5112