Karen Johnson Davidson County
Batch# 848840 DEEDWARR
05/02/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220502-0050356

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340172**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 25th day of April, 2022. Notary Public My Commission Expires: 7/26/25

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Nathaniel Jordan Greene Jr 1011 Chicamauga Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 05 0 064.02

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 Dylan Lott and Alicia Maurino Ayers Lott f/k/a Alicia Maurino Ayers, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Nathaniel Jordan Greene Jr , unmarried**, ("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 Easterly 50 feet of the Southerly 150 feet of Lot No. 57 on the Plan of Stratton & Seymour's Addition To Edgefield now East Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 57 fronts 50 feet on the Northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley, which was established and shown on the plan of record in Book 332, Page 63, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John Dylan Lott and Alicia Maurino Ayers, husband and wife, by Quitclaim Deed from John Dylan Lott and Alicia Maurino Ayers, now married, of record in Instrument No. 20200928-0111375, in the Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 28, 2020.

Being the same property conveyed to John Dylan Lott, a single man, and Alicia Maurino Ayers, a single woman, by Warranty Deed from Ryan H. Pruitt and wife, Kelly R. Pruitt, of record in Instrument No. 20190603-0052322, in the Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on June 3, 2019. Also see Scrivener's Affidavit of record in Instrument No. 20190703-0064991, Register's Office of Davidson County, Tennessee.

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 Stratton & Seymour's Addition To Edgefield, as recorded in Plat Book 57, Page(s) 23.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Wood Addition Dr E.T. Brown Resubdivision of The Stratton and Seymour and L.T. Baxter Lands, as recorded in Plat Book 332, Page(s) 63.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Instrument No. 20060315-0029687, re-recorded in Instrument No. 20060811-0099231, Affidavit to Ammend in Instrument No. 20060830-0107229 and Scrivener's Affidavit in Instrument No. 20190517-0046874.

This is improved property located at 1011 Chicamauga Avenue Nashville TN 37206

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 have executed this instrument on this 25th day of April, 2022.

John Dylan Lott

Alicia Maurino Ayers Lott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Dylan Lott and Alicia Maurino Ayers Lott, 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 25th day of April, 2022.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/25/22

GEORGE E. MUDTER, JR.
Dated 4/25/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed:

Dated 4/25/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

