THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440826** Karen Johnson Davidson County Batch# 853135 DEEDWARR 05/10/2022 11:24:28 AM 2 pgs Fees: $13.00 Taxes: $3,389.20 20220510-0053323	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $916,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2022. Notary Public My Commission Expires: 7.20.24 DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 20, 2024

WARRANTY DEED

Address New Owner: John O'Brien Norman 4507 Nevada Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 16 0 111.00

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, **Carole H. Carter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John O'Brien Norman, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

BEING the Westerly 40 feet of Lot No. 408 and the Easterly 35 feet of Lot No. 410 of Block 20 on the Plan of Charlotte Park Company's first addition to Nashville as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 408 and 410 front together 75 feet on the Southerly side of Nevada Avenue, formerly 3rd Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carole H. Carter, by Warranty Deed from Braxton Lamont Carter, of record in Instrument No. 20080822-0086542, in the Register's Office of Davidson County, Tennessee, dated August 20, 2008 and recorded on August 22, 2008.

Being the same property conveyed to Lamont Carter, by Warranty Deed from Sean Haynes and Wife, Tonya Haynes, of record in Instrument No. 20021028-0131816, in the Register's Office of Davidson County, Tennessee, dated October 18, 2002 and recorded on October 28, 2002.

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.

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 Charlotte Park Company's first addition to Nashville, as recorded in Plat Book 57, Page(s) 103.

This is improved property located at 4507 Nevada Avenue 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 5th day of May, 2022.

Carole H. Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carole H. Carter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2022.

Notary Public
My Commission Expires: _____

