THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37120-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $415,000.00. Elizabeth C. Field Affiant Subscribed and sworn to before me this 10th day of June, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter Pupel 5003 W Durrett Dr. Nashville, TN 37211	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 147 10 0 054.00

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, **James G. Carothers III and Susan D. Carothers,** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Peter Pupel,** _____ ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5003 W Durrett Dr., Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real cstate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 873397 DEEDWARR
06/17/2022 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,535.50
20220617-0069431

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of June, 2022.

James G. Carothers III, by Elizabeth C. Felch, his Attorney-in-Fact

James G. Carothers III, by Elizabeth C. Felch, his Attorney in Fact

Susan D. Carothers, by Elizabeth C. Felch, her Attorney-in-Fact

Susan D. Carothers, by Elizabeth C. Felch, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth C. Felch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for James G. Carothers III and Susan D. Carothers, and she is authorized by James G. Carothers III and Susan D. Carothers to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public

My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 299 on the Plan of Section Five Caldwell Country Estates of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James G. Carothers III and Susan D. Carothers, husband and wife by Warranty Deed from Charles Webster Locuson II and Kristin Ackerman Locuson, husband and wife, of record in Instrument No. 20150929-0098641, in the Register's Office of Davidson County, Tennessee, dated August 03, 2015 and recorded on September 29, 2015.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2022 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
4. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
5. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
6. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
7.
8. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Caldwell Country Estates, as recorded in Plat Book 3300, Page(s) 16 .
9.
10. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556.
11.
12. Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek.
13.
14. Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.

15.

16. Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
17. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
18. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
19. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
20. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
21. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
22. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
23. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
24. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Caldwell Country Estates, as recorded in Plat Book 3300, Page(s) 16 .
25. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3279, Page 556.
26. Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek.
27. Easement for the flow of the waters of Sevenmile Creek, and the rights of the public therein.
28. Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile Creek, free from diminution or pollution.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/10/22 (date of document).

Jennifer L. Pennell

6/10/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

