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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541294** Karen Johnson Davidson County Batch# 877690 DEEDWARR 06/24/2022 12:42:26 PM 2 pgs Fees: $13.00 Taxes: $3,885.00 20220624-0072571	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2022. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Karlyn Reedy 738 Bluff Drive Knoxville, TN 37919	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0G 176.00

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, **Seth Walker Norman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karlyn Reedy**, ("Grantees"), their 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 176 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, Pages 67-71, amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Book 5121, Page 89, Book 5162, Page 632, Book 5186, Page 958 and Book 5259, Page 833, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Seth Walker Norman, unmarried, by Warranty Deed from Claire M. Dempsey, married, of record in Instrument No. 20040527-0062401, in the Register's Office of Davidson County, Tennessee, dated May 26, 2004 and recorded on May 27, 2004.

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 Sugartree Phase 3, as recorded in Plat Book 5050, Page(s) 67 to 71 as amended in Book 5121, Page 89; Book 5162, Page 632; Book 5169, Page 426; Book 5186, Page 958; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93 and Book 5259, Page 833.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11758, Page 466.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157 as supplemented in Book 4874, Page 463; Book 5087, Page 220; Book 5152, Page 401 and amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5514, Page 138 and Book 5691, Page 61; Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356.

Easement for Sewer Easement, recorded in Book 3400, Page 63.

Easement for Sanitary Sewers, recorded in Book 4005, Page 367 and Book 7061, Page 100.

This is improved property located at 176 Charleston Park Nashville TN 37205

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 22nd day of June, 2022.

Seth Walker Norman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seth Walker Norman, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022