Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641578

Karen Johnson Davidson County
Batch# 896511 DEEDWARR
08/01/2022 11:00:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220801-0087083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2022.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James M. Abernathy and Holly M. Abernathy 624 River Rouge Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090-15-0021.00

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, **George E. Locke and wife, Anna H. Locke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Abernathy and Holly M. Abernathy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 620 on the Map of Charlotte Park, Section Ten, as of record in Book 2900, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 620 fronts 77.0 feet, on the Easterly side of River Rouge Drive and extends back 172.6 feet on the Northerly line and 192.9 feet on the Southerly line, to an irregular line in the rear on which it measures 75.8 feet.

Being the same property conveyed to George E. Locke and wife, Anna H. Locke by Warranty deed from Alvin W. Terrell & Son, Inc. of record in Book 4032, page 980, Register's Office for Davidson County, Tennessee, dated June 30, 1966 and recorded on July 06, 1966.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 78, Register's Office for Davidson County, Tennessee.

Agreement with Consolidated Developments and City of Nashville of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3033, Page 638, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 622 River Rouge Drive 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 29th day of July, 2022.

George E. Locke

Anna H. Locke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Locke and Anna H. Locke, 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 29th day of July, 2022.

Notary Public
My Commission Expires: _____

