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

CRT File No. 230143414

Karen Johnson Davidson County
Batch# 967842 DEEDWARR
02/06/2023 11:32:30 AM 2 pgs
Fees: $13.00 Taxes: $4,140.30
20230206-0008456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,119,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2023.

Notary Public
My Commission Expires: 4-13-2025

SCHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linda Parrott 5010 Dakota Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-240.00

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, **Anne E. Aaron-Lyle, single** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linda Parrott , a single woman**, ("Grantee"), her 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 part of Block No. 17 of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows, to-wit:

Beginning at the Northeast corner of 51st Avenue North and Dakota Avenue; thence Eastwardly 60 feet along the margin of Dakota Avenue; thence between parallel lines 150 feet to an alley, one of the parallel lines being the margin of 51st Avenue North.

Being the same property conveyed to Anne E. Aaron-Lyle, single, by Warranty Deed from Charles T. Stevens, III and spouse, Jennifer Anne Bowers n/k/a Jennifer Bowers Stevens of record in Instrument No. 20210701-0089262, Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 01, 2021.

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 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 5010 Dakota 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 3rd day of February, 2023.

Anne E. Aaron-Lyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne E. Aaron-Lyle, 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 3rd day of February, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

True Copy Certification

I, Yvette Meldrum, 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 February 3, 2023.

Signature
February 3, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 3, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025