THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230344014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Barbara Richards
Affiant

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

Notary Public
My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 989578 DEEDWARR
04/06/2023 02 23 14 PM 2 pgs
Fees $13 00 Taxes $4,070 00

20230406-0025334

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barbara F. Richards and Stanley M. Chervin 109 Wellington Park Court Nashville TN 37215	New Owner	Tax Parcel ID No. 130-08-0E-017.00 CO

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, **John P. Brown and Anne K. Brown, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Barbara F. Richards and Stanley M. Chervin, wife and husband**, ("Grantees"), their 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 Lot(s) 17, as shown on the map entitled Revised Residential Planned Unit Development Wellington Park, of record in Plat Book 6200, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN P. BROWN and ANNE K. BROWN, HUSBAND AND WIFE, by deed from BARBRA ANNE YOUNG, EXECUTOR OF THE ESTATE OF MARTHA ANNE HALTOM, of record in Instrument No. 20170216-0016130 , dated February 14, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-08-0E-017.00 CO.

Matters shown on the Plan of record in Plat Book 6200, page 409, said Register's Office.

Deed of Conveyance to the Metropolitan Department of Water and Sewerage Services of record in Book 7358, page 618 and Book 7358, page 627, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6691, page 695, Amended and Restated Declaration of record in Instrument No. 20140320-0022868, said Register's Office.

This is improved property located at 109 Wellington Park Court Nashville TN 37215

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 April, 2023

John P. Brown

Anne K. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Brown and Anne K Brown, 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 3rd day of April, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026