THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344009**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,100.00. Margaret Smith Affiant Subscribed and sworn to before me, this 12th day of April, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 991830 DEEDWARR
04/13/2023 02:16:56 PM 2 pgs
Fees: $13.00 Taxes: $2,312.87
20230413-0027250

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2024

WARRANTY DEED

Address New Owner: Alex Staebell and Lindsay Staebell 6516 Buttercup Drive Nashville TN 37221	Send Tax Bills To: Republic Bank & Trust Co. 601 W Market Street Louisville, KY 40202	Tax Information: Tax Parcel ID No. 155 16 0A 378.00

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, **Katherine Foley and Andrew Foley, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Daniel Staebell and Lindsay Staebell, 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:

Land in Davidson County, Tennessee, being Lot No. 378 on the Traceside, Section 11 of record in Plat Book 11700, Pages 59 thru 61 and Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Katherine Foley and Andrew Foley, wife and husband, by Warranty Deed from Anne Phelps, an unmarried woman and Thomas Nabors, a married man, as joint tenants with right of survivorship, of record in Instrument No. 20200422-0042247, in the Register's Office of Davidson County, Tennessee, dated March 23, 2020 and recorded on April 22, 2020.

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.

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 Traceside, Section 11, as recorded in Instrument No. 20000922-0094253.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Traceside, Section 11 P.U.D. Boundary, as recorded in Plat Book 11700, Page 59 thru 61. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010116-0004786; Notice of Annexation recorded in Instrument No. 20020111-0004996 and Re-Recorded in Instrument No. 20020116-0006610.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9435, Page 493, Book 9668, Page 899 and Book 9677, Page 675.

This is improved property located at 6516 Buttercup Drive Nashville TN 37221

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 12th day of April, 2023.

Katherine Foley

Katherine Foley

Andrew Foley

Andrew Foley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Foley and Andrew Foley, 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 12th day of April, 2023.

Sabrina Schulhauser

Notary Public

My Commission Expires: _____

