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

CRT File No. 230444301

Karen Johnson Davidson County
Batch# 1004300 **DEEDWARR**
05/17/2023 12 21 53 PM 2 pgs
Fees $13 00 Taxes $2,682 50

20230517-0036970

Prepared by

Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2023.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Charles Bryan Gobbell Revocable Living Trust and The Kelly M. Tronzo Revocable Living Trust 3045 Woodlawn Dr. Nashville, TN 37215	New Owner	Tax Parcel ID No. 115 12 0 003.00

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, **Julia C. Loveless** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Charles Bryan Gobbell Revocable Living Trust and The Kelly M. Tronzo Revocable Living Trust** ("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. 377 on the Plan of West Meade Farms Inc., Section "K", as of record in Book 2133, Page 47, Register's Office for said County, and described as follows:

Beginning at a point on the Northerly margin of West Meade Drive, at the common corner of Lots 376 and 377; thence with the line between said lots, Northeastwardly 252.9 feet to a corner of Lot 378; thence with the line between Lots 377 and 378, Northwestwardly 212 feet to the Easterly margin of Brownlee Drive; thence with the margin of the same Southwestwardly 196.8 feet to the beginning of a curve, thence with said curve, Southwardly 39.3 feet to the Northerly margin of West Meade Drive; thence with the margin of the same, Eastwardly 165.1 feet the beginning.

Being the same property conveyed to Preston W. Loveless and wife, Julia C. Loveless, by Warranty Deed from Roy W. Money and wife, Elizabeth T. Money, of record in Book 5721, Page 771, in the Register's Office of Davidson County, Tennessee, dated March 16, 1981 and recorded on March 16, 1981. The said Preston W. Loveless died on August 28, 2016, leaving Julia C. Loveless as surviving tenant by the entirety. Julia C. Loveless is one and the same as Julia Ruth Loveless or Julia Ruth Cochran Loveless.

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 West Meade Farms Inc., Section "K", as recorded in Book 2133, Page 47. (as to Tract 2)

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18. (as to Tract 2)

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2147, Page 23

No coverage is provided as to the amount of acreage or square footage of the land

This is improved property located at 700 Brownlee Drive 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 15th day of May, 2023.

Julia C. Loveless by Wm. M. Loveless Attorney in Fact
Julia C Loveless
By. William Michael Loveless, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia C. Loveless, 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 15th day of May, 2023.

Notary Public

My Commission Expires. _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026