THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444355** Karen Johnson Davidson County Batch# 1006957 **DEEDWARR** 05/24/2023 10.48 45 AM 2 pgs Fees $13.00 Taxes $1,668 70 20230524-0039066	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $451,000 00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2023 Notary Public My Commission Expires.

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caralynn Li and Nicholas Brown 1004 Summerview Court Nashville TN 37221	New Owner	Tax Parcel ID No 141 07 0B 167.00

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, **Ralph Livingway and wife Linda Livingway,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caralynn Li and Nicholas Brown, both unmarried, as joint tenants with right of survivorship**, ("Grantees"), their 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. 172 on the Plan of Somerset Farms, Section 4, Phase 4, of record in Plat Book 9700, Page 658, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ralph Livingway and wife, Linda Livingway, by Warranty Deed from Bennett R. Lieberman and wife, Dani Stone Lieberman, of record in Instrument No. 20080826-0087421, in the Register's Office of Davidson County, Tennessee, dated August 25, 2008 and recorded on August 26, 2008.

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 and thereafter, not yet due and payable

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 Somerset Farms, Section 4, Phase 4, as recorded in Plat Book 9700, Page(s) 658

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11, as supplemented and amended in Book 11433, Page 936

This is improved property located at 1004 Summerview Court 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 22nd day of May, 2023.

Ralph Livingway

Linda Livingway

STATE OF FLORIDA)
COUNTY OF MARTIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ralph Livingway and Linda Livingway, 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 22 day of May, 2023.

Georgia A. Smith
Notary Public
My Commission Expires: 02/27/2024

Notary Public State of Florida
Georgia A Smith
My Commission GG 963429
Expires 02/27/2024