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

**CRT File No. 230444385**

Karen Johnson Davidson County
Batch# 1009940 DEEDWARR
06/01/2023 11 59 19 AM 2 pgs
Fees $13 00 Taxes $2,497 50

20230601-0041382

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: $675,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Anne Thomas Enoch<br>848 Russleo Drive<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>102 08 0 013.00 |

**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, **Randolph W. Drake, Jr. and Jamison E. Norwood, husband and wife** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **Anne Thomas Enoch, unmarried** ("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 Lot 13 on the Plan of Horton Heights, Section IV, of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randolph W. Drake, Jr. and Jamison E. Norwood, husband and wife, by Warranty Deed from David Andrew Larson and Kristen Marie Larson, husband and wife, of record in Instrument No. 20180205- 0011652, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 05, 2018.

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 Horton Heights, Section IV, as recorded in Plat Book 1835, Page(s) 129.

Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 5028, Page 135.

This is improved property located at 848 Russleo Drive 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 31st day of May, 2023

Randolph W. Drake, Jr.

Jamison E. Norwood

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randolph W. Drake, Jr and Jamison E. Norwood, 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 31st day of May, 2023.

Notary Public
My Commission Expires:

