Karen Johnson Davidson County
Batch# 1011600 DEEDWARR
06/06/2023 08:28:30 AM 2 pgs
Fees: $13.00 Taxes: $2,443.85
20230606-0042654

6647

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544553**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,500.00. Ligia Guadalupe Botts Affiant Subscribed and sworn to before me, this 5th day of June, 2023. Notary Public My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Address New Owner: Ligia Guadalupe Botts and Charles R. Botts 8441 Rolling Hills Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 127 10 0 022.00

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, **Winston B. Gaffron, Jr. and Judy Gaffron, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ligia Guadalupe Botts and Charles R. Botts, 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. 12 on the Plan of Section Four, Merrymount Acres, as of record in Book 4460, Page 126 and 127, Register's Office for said County.

Being the same property conveyed to Winston B. Gaffron, Jr. and wife, Judy Gaffron, by Installment Deed from Hollis J. Warr and wife, Kathleen S. Warr, of record in Book 6047, Page 626, in the Register's Office of Davidson County, Tennessee, dated April 28, 1983 and recorded on May 02, 1983.

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 Section Four, Merrymount Acres, as recorded in Plat Book 4460, Page(s) 126.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5107, Page 729.

Easement for Declaration Of Driveway, recorded in Book 6803, Page 418.

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

This is improved property located at 8441 Rolling Hills 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 5th day of June, 2023.

Winston B. Gaffron, Jr. Judy Gaffron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Winston B. Gaffron, Jr. and Judy Gaffron, 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 5th day of June, 2023.

Notary Public
My Commission Expires:

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

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 5 day of June, 2023

Ernest D. Bennett, III, Affiant June 5, 2023
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of June, 2023

Commission Expires:
Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024