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

CRT File No. 230344128

Karen Johnson Davidson County
Batch# 1012526 **DEEDWARR**
06/08/2023 10 03 02 AM 2 pgs
Fees $13 00 Taxes $13,819 50

20230608-0043581

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: $3,735,000.00.

Affiant

Subscribed and sworn to before me, this 7th 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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cameron Stewart Drummond and Amy Drummond 4404 Sunnybrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 08 0 001.00

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, **John E. Dodd and Elizabeth G. Dodd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Stewart Drummond and Amy Drummond, 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. 15 on the Plan of Re-Subdivision of Part of Royal Oaks, as of record in Plat Book 1424, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Dodd and Elizabeth G. Dodd, husband and wife, by Warranty Deed from Kevin J. Easton and wife, Rose E. Faeges-Easton, of record in Instrument No. 20150407-0030247, in the Register's Office for Davidson County, Tennessee, dated April 6, 2015 and recorded on April 7, 2015.

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 Re-Subdivision of Part of Royal Oaks, as recorded in Plat Book 1424, Page(s) 31.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20050525-0058849.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4264, Page 217.

This is improved property located at 4404 Sunnybrook 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 7th day of June, 2023.

John E. Dodd

Elizabeth G. Dodd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John E. Dodd and Elizabeth G. Dodd, 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 7th day of June, 2023.

Notary Public
My Commission Expires: _____

