Karen Johnson Davidson County
Batch# 1017716 DEEDWARR
06/22/2023 11.06.40 AM 2 pgs
Fees $13 00 Taxes· $2,016.50

20230622-0047397

WARRANTY DEED

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA DES JARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 370

ADDRESS NEW OWNER(S) AS FOLLOWS·	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Justin L. Paschal Claire M. Paschal	New Owner	155-10-0-A-103.00 CO
(NAME)	(NAME)	
609 Indian Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Charles Henry Singer and Carrie Singer, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin L. Paschal and Claire M. Paschal, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 40, MCCRORY TRACE ESTATES, as shown on plat of record in Book 6900, pages 720-723, corrected in Book 7825, page 429, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Charles Henry Singer and Carrie Singer, Husband and Wife, by Warranty Deed from Steven G. Baker and wife, Lanita D Baker, dated June 30, 2014, of record in Instrument No. 20140702-0058463, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 800 Deer Foot Court, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 6900, pages 720-723, corrected in Book 7825, page 429; Restrictions of record in Book 7241, page 597 and Book 7576, page 846; By-Laws of record in Book 7576, page 831; Articles of Incorporation/ Charter of record in Book 7576, page 821; Easement for public utilities of record in Instrument No. 20021104-0134797; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hands this 20th day of June, 2023

Charles Henry Singer

Carrie Singer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Charles Henry Singer and Carrie Singer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of June, 2023

Notary Public
My Commission Expires _____

File No 37552

