Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This instrument prepared by
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number 6-1611-KS

Karen Johnson Davidson County
Batch# 1021322 DEEDWARR
06/30/2023 12 44 58 PM 2 pgs
Fees $13 00 Taxes $4,699.00

20230630-0050195

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,270,000 00

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2023

Notary Public
My Commission Expires

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Poppler and Seashols Poppler 7 Carriage Hill Nashville, TN 37205	New Owner	116-14-0-006 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Minos L. Fletcher IV, Executor of The Estate of McAlister W. Anderson, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bryan Poppler and Seashols Poppler, 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 the 7th Civil District of Davidson County, Tennessee, being the westerly one-half of lot No 8 on the map of Bransford Realty Company and Johnson Bransford's Subdivision of part of a 40-acre tract and all of lot No 27 and part of lot No 28 in Deer Park Subdivision Belle Meade, as of record in book 421, page 67, Register's Office for said County

Said part of lot No 8 fronts 68-1/2 feet on the southerly side of Bellevue Drive North, and runs back 278 feet, more or less, on the easterly line and 265-1/2 feet on the westerly line to the northerly line of lot No 9 and measuring 65 feet thereon

Being the same property conveyed to McAlister Webb Fletcher by Warranty Deed from Frank W Smithson and wife, Ernestine V Smithson of record as Book 3853 Page 683 in the Register's Office for Davidson County, Tennessee, dated January 19, 1965 and recorded on January 25, 1965 The said McAlister Webb Anderson, formerly Fletcher, having sinced died May 6, 2022 The Last Will and Testament of McAlister W Anderson was admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No 22P-1069 Minos L Fletcher IV executes this instrument as the sole devisee under said Last Will and Testament and as the Executor of the Estate of McAlister W Anderson, deceased.

This is improved property located at **7 Carriage Hill, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number 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 29th day of June, 2023

GRANTOR

The Estate of McAlister W Anderson

By Minos L. Fletcher IV

Minos L Fletcher IV, Executor and Sole Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Minos L Fletcher IV, Executor and Sole Devisee of the Estate of McAlister W Anderson, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained

WITNESS my hand and seal at office this 29th day of June, 2023

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 3/3/26