THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644967** Karen Johnson Davidson County Batch# 1026937 **DEEDWARR** 07/17/2023 11 46 23 AM 2 pgs Fees $13 00 Taxes $4,810 00 20230717-0054691	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,300,000 00 Katie Bradley Affiant Subscribed and sworn to before me, this 14th day of July, 2023 Notary Public My Commission Expires. VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Kassandra M Brown and Steven Lee Faulks 503 Buchanan Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 081 08 0 465.00

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, **James E. Palmer Jr. and Tyra D. Palmer, Trustees of The James E. Palmer Jr. And Tyra D. Palmer Tennessee Tenancy By The Entirety Trust dated May 14, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kassandra M. Brown and Steven Lee Faulks, 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 the 19th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 189, 190 and a portion of Lot 191 of North Nashville Real Estate Company of record in Plat at Instrument No. 20050627-0073793, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to James E. Palmer Jr and Tyra D. Palmer, Trustee of The James E. Palmer Jr. And Tyra D. Palmer Tennessee Tenancy By The Entirety Trust dated May 14, 2021, by Quitclaim Deed from James E Palmer, Jr and Tyra D. Palmer, Husband and Wife, of record in Instrument No. 20210520-0068679, in the Register's Office of Davidson County, Tennessee, dated May 14, 2021 and recorded on May 20, 2021

Being the same property conveyed to James E. Palmer, Jr and Tyra D. Palmer, Husband and Wife, by Warranty Deed from Kent T. Basile, Unmarried, of record in Instrument No. 20200611-0059958, in the Register's Office of Davidson County, Tennessee, dated June 10, 2020 and recorded on June 11, 2020.

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 Resubdivision of Lots 189, 190 and a portion of Lot 191 of North Nashville Real Estate Company, as recorded in Instrument No 20050627-0073793.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No 20200611-0059953 and Instrument No. 20201211-0145973.

This is improved property located at 503 Buchanan Street Nashville TN 37208

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 14th day of July, 2023

James E. Palmer Jr. and Tyra D. Palmer, trustees of The James E. Palmer Jr. and Tyra D. Palmer Tennessee Tenancy By The Entirety Trust dated May 14, 2021.

By James E Palmer Jr., Trustee

By Tyra D Palmer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Palmer Jr. and Tyra D. Palmer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the James E. Palmer Jr. and Tyra D Palmer, trustees of The James E. Palmer Jr. and Tyra D. Palmer Tennessee Tenancy By The Entirety Trust dated May 14, 2021 , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of July, 2023

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025