THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645084**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $354,900.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2023. Notary Public My Commission Expires:

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Karen Johnson Davidson County
Batch# 1029559 DEEDWARR
07/24/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20230724-0056585

WARRANTY DEED

Address New Owner: Joseph Larson and McKinsey Larson 2828B Surrey Road Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 096 10 0 034.00

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, **Barton Rowe and Colleen Rowe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Larson and McKinsey Larson, 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 all of Lot No. 18, on the plan of Donelson Heights, of record in Book 1424, Page 35, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Barton Rowe and Colleen Rowe, husband and wife, by Warranty Deed from Donna Mabry, an unmarried woman, of record in Instrument No. 20201231-0155101, in the Register's Office of Davidson County, Tennessee, dated December 29, 2020, and recorded on December 31, 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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Donelson Heights, as recorded in Book 1424, Page 35.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1334, Page 453.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 1537, Page 481.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220304-0025187.

This is improved property located at 2828B Surrey Road Nashville TN 37214

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 21st day of July, 2023.

Barton Rowe by Ryan Dieck Attorney-in-fact
Barton Rowe by Ryan Dieck as Attorney-in-fact

Colleen Rowe by Ryan Dieck Attorney-in-fact
Colleen Rowe by Ryan Dieck as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Barton Rowe and Colleen Rowe and that he is authorized by Barton Rowe and Colleen Rowe to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of July, 2023.

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

Notary Public
My Commission Expires: 9-8-2025

True Copy Certification

I, **Tammy Carney,** 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 this the 21st day of July, 2023.

Affiant Signature
Date 7-21-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON