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

CRT File No. 230644975

Karen Johnson Davidson County
Batch# 1029640 **DEEDWARR**
07/24/2023 09 59 05 AM 2 pgs
Fees $13 00 Taxes $1,990 60

20230724-0056705

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $538,000.00

Affiant

Subscribed and sworn to before me, this 21st day of July, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Jake Piper and Madeline Pashnik 917 S 13th Court Nashville TN 37206	New Owner	Tax Parcel ID No 094 05 0 068.00

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, **Dalton Stevens, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jake Piper and Madeline Pashnik**, ("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. 92 on the plan of Section One Revised, Shelby Heights, as of record in Book 2330, Page 171, Register's Office for Davidson County, Tennessee

Said Lot No. 92 fronts 27 94 feet on the Northeast margin of South 13th Court and extends back 136.1 feet on the Northwest line and 101 3 feet on the Southerly line to a broken line in the rear, measuring 114.11 feet thereon.

Being the same property conveyed to Dalton Stevens, unmarried, by Warranty Deed from Richard A Wright, single man, of record in Instrument No. 20200324-0031762, in the Register's Office of Davidson County, Tennessee, dated March 23, 2020, and recorded on March 24, 2020

Tayler Stevens joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Dalton Stevens

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 Section One Revised, Shelby Heights, as recorded in Book 2330, Page 171

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2810, Page 475

This is improved property located at 917 S 13th Court Nashville TN 37206

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

Dalton Stevens

Tayler Stevens by Dalton Stevens as Attorney-in-fact

Tayler Stevens by Dalton Stevens 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, aforesaid, Dalton Stevens, 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 19th day of July, 2023

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dalton Stevens, 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 Tayler Stevens and that he is authorized by Tayler Stevens to execute this instrument on their behalf

Witness my hand, at office, this 19th day of July, 2023

Notary ~~Public~~
My Commission Expires. _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026