THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745232** Karen Johnson Davidson County Batch# 1035769 **DEEDWARR** 08/08/2023 10 45 48 AM 2 pgs Fees. $13 00 Taxes $2,960 00 20230808-0061366	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $800,000 00. Affiant Subscribed and sworn to before me, this 7th day of August, 2023 Notary Public My Commission Expires STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: David Alan Van Alstine and Marcia Baker Van Alstine 7208 Natchez Pointe Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 155 10 0B 020 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, **Jan Callen and Karen Callen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Alan Van Alstine and Marcia Baker Van Alstine, husband and wife**, ("Grantees"), their 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. 20, on the Plat of Natchez Pointe, as shown on the plat of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Jan Callen and Karen Callen, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20150924-0097331, in the Register's Office of Davidson County, Tennessee, dated September 11, 2015 and recorded on September 24, 2015

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 Natchez Pointe, as recorded in Instrument No 20080402-0033047

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20080128-0008610 as amended in Instrument No. 20180521-0048617

Easement for Grant of Transmission Line, recorded in Book 4150, Page 109.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No 20070226-0023127

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No 20070226-0023092

This is improved property located at 7208 Natchez Pointe Drive Nashville TN 37221

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 7th day of August, 2023

Jan Callen

Karen Callen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jan Callen and Karen Callen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2023

Notary Public

My Commission Expires _____

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