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

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

CRT File No. 230745237

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000 00

Affiant

Subscribed and sworn to before me, this 17th day of August, 2023.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-07-2025

Karen Johnson Davidson County
Batch# 1039975 DEEDWARR
08/18/2023 11 17 42 AM 2 pgs
Fees $13 00 Taxes $3,237 50

20230818-0064641

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer J. Kyle 115 Longwood Place Nashville TN 37215	New Owner	Tax Parcel ID No. 117 09 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, **The Emma M. Harton Living Trust established by the Revocable Trust Agreement of Emma M. Harton, dated May 15, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer J. Kyle**, ("Grantee"), her 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. 20 on the Plan of Longwood, as of record in Book 5200, Page 86, revised as to floor areas and lot coverages in Book 5419, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emma M. Harton, Trustee of The Emma M. Harton Living Trust, established by the Revocable Trust Agreement of Emma M. Harton, dated May 15, 2008, by Quitclaim Deed from Marcus W. Harton, Jr., and wife, Emma M. Harton, of record in Instrument No. 20080528-0054048, in the Register's Office of Davidson County, Tennessee, dated May 15, 2008 and recorded on May 28, 2008.

Being the same property conveyed to Marcus W. Harton, Jr. and wife, Emma M. Harton, by Warranty Deed from Vicki Diane O'Cain, unmarried, of record in Instrument No. 20020920-0115181, in the Register's Office of Davidson County, Tennessee, dated September 18, 2002 and recorded on September 20, 2002.

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 Longwood, as recorded in Plat Book 5200, Page(s) 86 as amended in Book 5419, Page 183. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5344, Page 353; Declaration of Minutes, Resolution and Agreement for Easements recorded in Book 5980, Page 667 and Book 5980, Page 681; Amended Bylaws recorded in Instrument No. 20081031-0108920, Instrument No. 20120621-0054661, Instrument No. 20130716-0073196, Instrument No. 20140218-0013710 and Instrument No. 20181128- 0115840.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6925, Page 836.

This is improved property located at 115 Longwood Place Nashville TN 37215

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 17th day of August, 2023

The Emma M Harton Living Trust established by the Revocable Trust Agreement of Emma M Harton, dated May 15, 2008

Emma M. Harton

By: Emma M. Harton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emma M. Harton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Emma M. Harton Living Trust established by the Revocable Trust Agreement of Emma M. Harton, dated May 15, 2008, 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 17th day of August, 2023

Notary Public

My Commission Expires:

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