THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745358** Karen Johnson Davidson County Batch# 1041975 DEEDWARR 08/23/2023 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $1,156.25 20230823-0066071	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $312,500.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2023. Notary Public My Commission Expires: 7/15/26 STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY KIM KERN

WARRANTY DEED

Address New Owner: Jessica Duncan and Katleho Dyoyi Flintlock Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135 16 0B 006.00

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, **Garrett Brown and Chloe Wiseheart, husband and wife, and Bruce Watson and Debra Watson, husband and wife, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Duncan and Katleho Dyoyi, wife and husband**, ("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 Unit No. 6 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chloe Wiseheart, an unmarried woman, Bruce Watson and Debra Watson, husband and wife, and Garrett Brown, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Robert A. Bettencourt and Kelly Ann Bettencourt, Trustees of Bettencourt Trust dated February 4, 2020, of record in Instrument No. 20220701-0076293, in the Register's Office of Davidson County, Tennessee, dated June 29, 2022, and recorded on July 01, 2022.

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 Woodridge at Nashboro Village, Nashboro Village - Tract 11, as recorded in Instrument No. 20021120-0143949.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract # 11 of Nashboro Village, as recorded in Plat Book 4660, Page 157.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14 and Instrument No. 20021104-0134724, as being amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888.

Easement for Communications system, recorded in Instrument No. 20180611-0055675.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020820-0100403.

Design Standards for Nashboro Village Tract 11 recorded in Instrument No. 20020507-0056331.

This is improved property located at 412 Flintlock Court Nashville TN 37217

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 11th day of August, 2023.

Garrett Brown

Chloe Wiseheart

Bruce Watson

Debra Watson

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garrett Brown and Chloe Wiseheart, and Bruce Watson and Debra Watson, 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 11th day of August, 2023.

Tangela D. Pritchett-Brooks
Notary Public
My Commission Expires: July 9, 2024

Tangela D. Pritchett-Brooks
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP9848
MY COMMISSION EXPIRES 7/9/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 8/11/2023.

Affiant Signature – Joshua A. Terry

8/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-24