THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230845468** Return to Once Recorded: Byrne Westmoreland, PLLC 51 North Cooper Street Memphis, TN 38104 File No. MT-2307-56	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. C. Rosenthal Affiant Subscribed and sworn to before me, this 24th day of August, 2023. J. B. Westmoreland III Notary Public My Commission Expires: 4-6-25

JOHN B. WESTMORELAND III STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES APR 6, 2025

Karen Johnson Davidson County
Batch# 1043064 DEEDWARR
08/28/2023 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230828-0066863

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Forsyth 7044 Bonnavent Drive Nashville TN 37076	Adam Forsyth 7044 Bonnavent Drive Nashville, TN 37076	Tax Parcel ID No. 074-08-0-063.00

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, **Megan Short and Adam Short, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Adam Forsyth, a married man**, ("Grantee"), his 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. 778 on the Plan of Section Seven Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for said County.

Said Lot No. 778 fronts 80.0 feet on the northeasterly margin of Bonnavent Drive, and runs back between lines, measuring 303.42 feet in the north-westerly line and 288.19 feet on the southeasterly line to a dead line in the rear, measuring 81.39 feet thereon.

Being the same property conveyed to Megan Short and Adam Short, wife and husband by Warranty deed from Marilyn C. Plummer, unmarried of record in Instrument No. 20121004-0091074 Register's Office for Davidson County, Tennessee, dated October 02, 2012 and recorded on October 04, 2012.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 339, Page 446 and Book 3404, Page 165, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 7044 Bonnavent Drive Nashville TN 37076

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, Grantors have executed this instrument on this 24th day of August, 2023.

Megan Short

Adam Short

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Short and Adam Short, 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 24th day of August, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2026

I, John B. Westmorland, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 25th day of August, 2023.

John B. Westmoreland, III, Attorney

Date August 25th, 2023

State of TENNESSEE
County of SHELBY

Sworn to and subscribed before me on this 25th day of August, 2023

Notary Public
My Commission Expires: March 11, 2026

Notary's Seal

