WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3469974 ***Return to:*** Steltemeier & Westbrook, PLLC 220 Second Avenue South Franklin, TN 37064 Karen Johnson Davidson County Batch# 1044720 DEEDWARR 08/31/2023 11:07:30 AM 4 pgs Fees: $23.00 Taxes: $1,994.30 20230831-0068307	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value for this transfer, whichever is greater, is $ 539,000.00. Karimah Taylor Affiant Subscribed and sworn to me, this the 29th day of August, 2023. Notary Public Larry N. Westbrook My commission expires: 3/26/2025 LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Property Address: 928 Bordeaux Place Nashville, TN 37207	**Parcel ID**: 059-15 0A-143.00
Property owner: Karimah Taylor, Tonia Williams & Howard Williams	**Mail tax bills to:** CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583

THIS INDENTURE is made effective the 29th day of August, 2023, by **Kendall L. Ashby, an unmarried woman,** First Party, for the purpose of conveying the premises described herein to Karimah Taylor, a married woman and Tonia Williams and Howard Williams* Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*wife and husband, as tenants-in-common with rights of survivorship

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Plat of Chateau Valley, Phase 4, of record in Plat at Instrument No. 20070207-0016366, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendall L. Ashby, an unmarried woman, by Warranty Deed dated February 24, 2023, from Leroy Reed, III, unmarried, recorded at Instrument No. 20230228-0014052, Register's Office for Davidson County, Tennessee

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 200702070016366; Covenants, Conditions, and Restrictions of record in Book 7835, Page 86 and at Instrument No. 20070530-0064197; Conveyance of Common Area and Open Space of record at Instrument No. 20070621-0074414; Stormwater Detention Agreements of record in Book 7702, Page 428; Book 7702, Page 434 and at Instrument Nos. 20031010-0150642 and 20070329-0037729; Certificate of Dedication of Public Utilities and Drainage Easement of record at Instrument No. 20050103-0000576; Right-of-Way Easement to South Central Bell Telephone Co. of record in Book 8168, Page 660; Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 8204, Page 231; Book 8204, Page 271 and Book 8377, Page 948; Agreement for Dedication for Sanitary Sewers and/ or Storm Drainage or Water Mains & Appurtenances of record in Book 9466, Page 749; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kendall L Ashby

Kendall L. Ashby

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kendall L. Ashby**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 8 day of July, 2023.

Anthony Primm
NOTARY PUBLIC

My Commission Expires: 10/02/2023

ANTHONY J. PRIMM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/02/2023
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 July 8, 2023.

Signature – Larry N. Westbrook

Date: August 31, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31st day of August, 2023.

Notary Public

My Commission Expires: 3/26/2025

