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

CRT File No. 230745397

Karen Johnson Davidson County
Batch# 1045216 **DEEDWARR**
09/01/2023 10 59 37 AM 2 pgs
Fees $13 00 Taxes $5,102 30

20230901-0068721

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,379,000 00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2023

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Kimberly Lauren Stallworth and Scott Imbrosciano 4009 Skyline Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117-13-0-006.00

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, **Leslie Ann Newman and husband, Scott Newman,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kimberly Lauren Stallworth and Scott Imbrosciano,** ("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. 22 on the Plan of Vailwood Heights, of record in Plat Book 1835, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
Being the same property conveyed to Floyd Shechter and wife, Leslie Shechter by Special Warranty Deed from Sovran Bank/Central South, a Tennessee banking corporation of record in Book 8110, page 92, Register's Office for Davidson County, Tennessee, dated May 16, 1990 and recorded on May 16, 1990.

Being the same property conveyed to Leslie Ann Shechter by Quitclaim Deed from Floyd Shechter of record in Instrument No. 20001208-0121032 Register's Office for Davidson County, Tennessee, dated December 05, 2000 and recorded on December 08, 2000.

Being the same property conveyed to Leslie Ann Newman and husband, Scott Newman by Quitclaim Deed from Leslie Ann Shechter, now known as Leslie Ann Newman of record in Instrument No. 20090529-0049380 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 29, 2009.

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 1835, Page 32, in the Register's Office for Davidson County, Tennessee

Restrictions of record in Book 1318, Page 332, in the Register's Office for Davidson County, Tennessee.

Easement for Water Main of record in Book 1037, Page 572, in the Register's Office for Davidson County, Tennessee

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070427-0050175, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4009 Skyline Drive 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 30th day of August, 2023

Leslie Ann Newman

Scott Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Ann Newman and Scott Newman, 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 30th day of August, 2023

Notary Public

My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027