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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745442** Karen Johnson Davidson County Batch# 1045227 DEEDWARR 09/01/2023 11 10 31 AM 2 pgs Fees: $13 00 Taxes $1,461 50 20230901-0068737	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2023 Notary Public My Commission Expires. 7/6/24 LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ana Maria Murray and Charles Leslie Alford 3238 Kings Lane Nashville TN 37218	Send Tax Bills To: SWBC 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	Tax Information: Tax Parcel ID No 059 09 0 113.00

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, **Peter Noble and Angelica Noble, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ana Maria Murray and Charles Leslie Alford, husband and wife**, ("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. 165 on the Plan of Section 3, Haynes Estates, as of record in Plat Book 4175, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Noble and Angelica Noble, husband and wife, by Warranty Deed from Keanna De La Cruz, married, of record in Instrument No. 20230323-0021036, in the Register's Office of Davidson County, Tennessee, dated March 22, 2023 and recorded on March 23, 2023.

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 yeasr 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 Section 3, Haynes Estates, as recorded in Plat Book 4175, Page(s) 80.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4356, Page 971.

This is improved property located at 3238 Kings Lane Nashville TN 37218

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

Peter Noble

Angelica Noble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peter Noble and Angelica Noble, 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: _____

