WARRANTY DEED ***This instrument prepared by***: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3467439 ***Return to:*** Chapman & Rosenthal Title, Inc. 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 ATTN: Jennifer Anderson	STATE OF TENNESSEE COUNTY OF DAVIDSON Prepared by Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 The actual consideration or value for this transfer, whichever is greater, is $429,000.00. Affiant Subscribed and sworn to me, this the 7 day of September, 2023. Notary Public My commission expires:
Property Address: 460 Portsdale Drive Brentwood, TN 37027	**Parcel ID**: 181-15-0A-029.00 CO
Property owner: Ty Colson & Ashley Elizabeth Ward 460 Portsdale Drive Brentwood, TN 37027	**Mail tax bills to:**

Karen Johnson Davidson County
Batch# 1047696 DEEDWARR
09/08/2023 11 54:33 AM 3 pgs
Fees $18 00 Taxes $1,587 30
20230908-0070655

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INDENTURE is made effective the 7th day of September, 2023, by **Natalie Goetz, a single woman,** First Parties, for the purpose of conveying the premises described herein to **Ty Colson, unmarried and Ashley Elizabeth Ward, unmarried, as joint tenants with right of survivorship,** 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.

W I T N E S S E T H:

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: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the plan of SouthPoint SP, Phase 2, of record at Instrument No. 20210120-0008751, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Natalie Goetz, a single woman, by Special Warranty Deed dated September 8, 2022 from SouthPoint of TN, LLC, a Tennessee limited liability company, recorded at Instrument No. 20220909-0101206, 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. 20210120-0008751; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20200228-0022545 with First Supplement recorded at Instrument No. 20210331-0042006; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20181127-0115787; Grant of Easement recorded at Instrument No. 20200310-0026745; Easement recorded at Instrument No. 20220629-0075621; Charter and By-Laws for Estates of SouthPoint Homeowners Association, Inc. as recorded in Book 1941, Page 2301 and Notice of Completion recorded September 9, 2022 at Instrument No, 20220909-0101205, all in the Register's Ofice for Williamson 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 2023, 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 WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written*

Natalie Goetz

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, **Natalie Goetz**, 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 12th day of July, 2023.

Mehul Asthana
NOTARY PUBLIC

MEHUL ASTHANA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/09/2024

My Commission Expires: 07/09/2024

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