THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845651** Karen Johnson Davidson County Batch# 1053669 DEEDWARR 09/25/2023 10:11:30 AM 3 pgs Fees: $18.00 Taxes: $2,571.50 20230925-0074987	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Alan F. Aisbitt and Catherine Aisbitt 1920 Rosebank Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073-09-0-207.00

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, **Henry Pile, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan F. Aisbitt and Catherine Aisbitt, husband and wife** ("Grantees"), their 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(s) 26, as shown on the map entitled Henderson Gardens Section 1, of record in Plat Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HENRY PILE, by deed from CLEDA B. HORAN, of record in Instrument No. 20111206-0095301 , dated November 30, 2011 , said Register's Office.

Katie Buske joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 073-09-0-207.00.

Davidson County taxes for 2022, Map-Par. 073-09-0-207.00, $2,687.00, PAID.
If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 2900, page 75, said Register's Office.

This is improved property located at 1920 Rosebank Avenue Nashville TN 37216

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 20th day of September, 2023.

Henry Pile

Katie Buske by Henry Pile, her Attorney-in-Fact

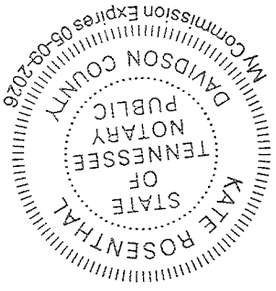
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Pile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Katie Buske and that he is authorized by Katie Buske to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of September, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Joshua A. Terry, 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 9/20/2023.

Affiant Signature – Joshua A. Terry

9/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/22/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27