Prepared by:
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Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1055990 DEEDWARR
10/02/2023 08.54 56 AM 2 pgs
Fees. $13 00 Taxes $1,110 00
20231002-0076901

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

RYAN TRAMMEL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 29th day of September, 2023.

Notary Public
My commission expires: 10-30-24

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon Nowlin Joan Giltner 1409 Tate Lane Mt. Juliet, TN 37122	New owner	063000309.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan Stephens**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Sharon Nowlin and Joan Giltner, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, 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. 2 on the plan of Brahaney Subdivision, as shown on plat of record in Instrument No. 20201215-0147950, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ryan Stephens by deed from James K. Brahaney of record in Instrument No. 20210115007225, said Register's Office.

This conveyance is subject to all taxes, restrictions, easements, zoning and planning ordinances, health department regulations, and all other matters that may affect the premises, including all items set out on any applicable plat of record.

This conveyance is also subject to the following restrictions:

1. **House/Residence to have a minimum of 2500 square feet of heat and cooled space excluding basements and garages for one story and a minimum of 3000 square feet for 2 story house. Houses to have a minimum of 2 car garages.**

2. **All residences to have exterior siding materials of either brick, masonry board or log. Foundations shall have no exposed block, to be stone, stone veneer or brick to the grade.**

3. **All outbuildings or barns to be built behind main residence and minimum of 25 feet from side lines and back line.**

4. **No noxious or offensive operation shall be conducted or maintained on the premises and nothing shall be done thereon which may constitute a nuisance or unreasonable annoyance to the neighborhood.**

5. **No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on the lot.**

6. **The above restrictions shall apply to this property and shall be covenants running with the land for a period of 20 years from date of plat.**

This property is unimproved property known as 1855 Neelys Bend Road, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand this 29th day of September, 2023

Ryan Stephens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan Stephens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Lebanon, TN, this 29th day of September, 2023

Notary Public
State of Tennessee at Large

My Commission expires October 30, 2024

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY