Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 230945935

Karen Johnson Davidson County
Batch# 1056520 DEEDWARR
10/03/2023 12:51:51 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20231003-0077717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00

Affiant

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

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teresa Kissel and Craig Kissel 1219 Nichol Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-0-121.00

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, **Ann Ralls Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teresa Kissel and Craig Kissel, wife and husband**, ("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 No. 9 , in Block 4, as shown on the map entitled Highlands of Belle Meade, of record in Book 547, page 180, 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 CHARLES R. NIEWOLD, by deed from JOSEPH M. DAVIS and SUSAN M. DAVIS, HUSBAND AND WIFE, of record in Instrument No. 20141222-0116976 , dated December 18, 2014 , said Register's Office.

CHARLES R. NIEWOLD conveyed his interest to CHARLES R. NIEWOLD and wife, LAURA NIEWOLD, by quitclaim deed of record in Instrument No. 20180730-0074111, dated July 6, 2018, said Register's Office.

CHARLES R. NIEWOLD and wife, LAURA NIEWOLD conveyed their interest to ANN RALLS BROWN, by quitclaim deed of record in Instrument No. 20220817-0093321, dated August 16, 2022, said Register's Office.

Jerrod Timms Brown 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. 130-09-0-121.00.

Matters shown on the Plan of record in Book 547, page 180, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances, of record in Book 6288, page 475, said Register's Office.

This is improved property located at 1219 Nichol Lane Nashville TN 37205

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 29th day of September, 2023.

Ann Ralls Brown

Jerrod Timms Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Ralls Brown and Jerrod Timms Brown, 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 29th day of September, 2023.

Notary Public

My Commission Expires: _____

