THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845535** Karen Johnson Davidson County Batch# 1057923 **DEEDWARR** 10/05/2023 09 56 37 AM 2 pgs Fees $13 00 Taxes $12,302 50 20231005-0078392	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $3,325,000 00 Affiant Subscribed and sworn to before me, this 2nd day of October, 2023 Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drew Kitchen and Shelton Kitchen 313 Lynnwood Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 116 11 0 050.00

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, **John Esposito and wife, Chantel Esposito,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Drew Kitchen and Shelton Kitchen, 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. 1 on the Plan of Revised Plan, Resubdivision of Lot 24, Plan of Pendleton & Blair's Subdivision of Lynwood Park, of record in Plat Book 5200, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Esposito and wife, Chantel Esposito, by Warranty Deed from Clay M. Whitson and wife, Jeannette J. Whitson, of record in Instrument No. 20091123-0107323, in the Register's Office of Davidson County, Tennessee, dated November 18, 2009, and recorded on November 23, 2009.

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 and assessments for the year 2023 and subsequent years, 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 Pendleton and Blair's Subdivision of Lynwood Park, as recorded in Plat Book 421, Page(s) 45 as Resubdivided in Plat Book 2330, Page 48 and Revised in Plat Book 4675, Page 109 and Plat Book 5200, Page 47.

Easement for Sanitary Sewer, recorded in Book 5853, Page 424.

This is improved property located at 313 Lynnwood Boulevard 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 2nd day of October, 2023

John Esposito

Chantel Esposito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Esposito and Chantel Esposito, 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 2nd day of October, 2023

Notary Public
My Commission Expires:

