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

CRT File No. 231046086

Karen Johnson Davidson County
Batch# 1070259 **DEEDWARR**
11/13/2023 10:15:12 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20231113-0087990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2023.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Kinchen C. Bizzell Revocable Trust 44 Coconut Row, B 406 Palm Beach, FL 33480	New Owner	Tax Parcel ID No. 104 13 0F 111.00

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, **David M. Joiner and wife, Mary Kay S. Joiner** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kinchen C. Bizzell as Trustee of the Kinchen C. Bizzell Revocable Trust dated August 31st, 2023**, ("Grantees"), its 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 Unit No. 111, on the Revised Site Plan, a Planned Unit Development Brighton Close, Phase 1A, 1B, 1D and Phase II, of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David M. Joiner and wife, Mary Kay S. Joiner, by General Warranty Deed from Frederick V. Knox, Jr. Knox and wife, Pamela A. Knox, of record in Book 10586, Page 397, in the Register's Office of Davidson County, Tennessee, dated August 28, 1997 and recorded on August 29, 1997.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Site Plan, a Planned Unit Development Brighton Close, Phase 1A, 1B, 1D and Phase II, as recorded in Plat Book 7900, Page(s) 136.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brighton Close Boundary, as recorded in Plat Book 6900, Page 716.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108; Book 7670, Page 280; Book 7803, Page 458; and amendment recorded in Book 7557, Page 621, Book 7807, Page 500, Book 7871, Page 343, Book 8561, Page 812, Book 8561, Page 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, Instrument No's. 20001003-0098148; 20141202-0110443 and 20150430-0039030.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3932, Page 288 and Book 4026, Page 522.

Easement for Ingress and Egress, recorded in Book 5612, Page 139.

This is improved property located at 111 Brighton Close Nashville, TN 37215.

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 10th day of November, 2023.

David M. Joiner

Mary Kay S. Joiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David M. Joiner** and **Mary Kay S. Joiner**, 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 10th day of November, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025