THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6801-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,148,800.00. Scott S. Dalton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Nov 2023 Notary Public MY COMMISSION EXPIRES: Jan 8 2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1076354 DEEDWARR
11/29/2023 09:58:30 AM 2 pgs
Fees: $13.00 Taxes: $4,250.56
20231129-0092006

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott S. Dalton and Sarah K. Dalton	NEW OWNER	
107 Wentworth Avenue		116-16-0B-004-00-CO
Nashville, TN 37215-2229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas & Pamela Paul Living Trust u/a/d March 5, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott S. Dalton and Sarah K. Dalton, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 4 on the Plan of Second Revision, The Iroquois of Nashville of record in Plat Book 6900, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Paul and Pamela Paul, husband and wife, by Special Warranty Deed from Donald F. Rochford and wife, Caroline B. Rochford, of record in Instrument No. 20210331-0042096 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 31, 2021.

Being the same property conveyed to Nicholas L. Paul and/or Pamela Dixon Paul , Trustees of the Nicholas and Pamela Paul Living Trust, established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul dated March 05, 2021, by Quitclaim Deed from Nicholas L. Paul and wife, Pamela Dixon Paul, of record in Instrument No. 20230718-0055136 Register's Office for Davidson County, Tennessee, dated July 18, 2023 and recorded on July 18, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **107 Wentworth Avenue, Nashville, TN 37215-2229**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this the 28 day of November 2023.

Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas & Pamela Paul Living Trust u/a/d March 5, 2021

BY Nicholas L. Paul
Nicholas L Paul, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nicholas L. Paul** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Nicholas & Pamela Paul Living Trust u/a/d March 5, 2021** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Nicholas L. Paul** as such **Trustee**.

Witness my hand and official seal this the 28 day of November, 2023.

NOTARY PUBLIC

My Commission Expires: Jan 8 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON