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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 231146302**<br>Karen Johnson Davidson County<br>Batch# 1076371 **DEEDWARR**<br>11/29/2023 10:15:46 AM 2 pgs<br>Fees: $13.00 Taxes: $1,110.00<br>20231129-0092026 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21st day of November, 2023.<br><br>Notary Public<br>My Commission Expires: |

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

## WARRANTY DEED

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| Address New Owner:<br>Robert Clark Singleton, II and<br>Cassandra E. Sotos<br>810 E Meade Ave<br>Madison TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>051 04 0 133.00 |

**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, **Sean P. Fitzgerald and Melodie S. Fitzgerald, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Clark Singleton, II, unmarried, and Cassandra E. Sotos, unmarried, tenants in common,** ("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, Tract No. 1 being Lot No 3 of Block "B" on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 60 feet on the Westerly side of East Meade Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Sean P. Fitzgerald and Melodie S. Fitzgerald, by QuitClaim Deed from Fitzgerald Nashville Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20230411-0026240, in the Register's Office of Davidson County, Tennessee, dated April 07, 2023 and recorded on April 11, 2023.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Revised Plan of Power and Roth Madison Park Subdivision, as recorded in Plat Book 843, Page(s) 7.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 810 E Meade Ave Madison TN 37115

**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 21st day of November, 2023.

Sean P. Fitzgerald

Melodie S. Fitzgerald

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean P. Fitzgerald and Melodie S. Fitzgerald, 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 21st day of November, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024