Karen Johnson
Batch # 1081793
12/14/2023 12:18:01 PM
Fees: $13.00 Taxes: $1,887.00

Davidson County
DEEDWARR
2 pgs

20231214-0096574

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is g
this transfer is $510.000.00

M. Alex Brannan
Affiant

Subscribed and sworn to before me, this 13th day of December 2023.

Notary Public
My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Anderson 2543 Woodberry Drive Nashville, TN 37214	New Owner	095-12-0-054.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Craig Newton, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeremy Anderson and Elexus Baldwin, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Woodberry Park Subdivision, as of record in Book 2133, pages 117, 118 & 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 68 feet on the south side of Woodberry Drive and runs back between lines, measuring 179 feet on the west line and 193 feet on the east line to a dead line in the rear measuring 88.1 feet thereon.

Further, being the same property conveyed to Music City Financial, LLC, a Tennessee limited liability company, by Warranty Deed from Sandra King dated February 23, 2023 of record as Instrument No. 20230224-0013359, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Ryan Craig Newton by Warranty Deed from Music City Financial, LLC, a Tennessee limited liability company, dated February 23, 2023 of record as Instrument No. 20230227-0013558, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 2543 Woodberry Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 13th day of December, 2023.

Ryan Craig Newton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Craig Newton,** the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 13th day of December, 2023.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023117838