Karen Johnson Davidson County
Batch# 1093340 DEEDWARR
01/24/2024 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240124-0004753

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246512**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2024. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Breanna Stott 1014 Loxley Drive Nashville TN 37211	Send Tax Bills To: New Owner 209 Manchester Ave Nashville, TN 37206	Tax Information: Tax Parcel ID No. 173-09-0A-315.00 CO

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, **Larry Barton Bass, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Breanna Stott**, ("Grantee"), her 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 Lot(s) 251, as shown on the map entitled Lenox Village Phase Four, of record in Instrument No. 230040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LARRY BARTON BASS, by deed from CHRISTOPHER S. SAUNDERS, of record in Instrument No. 20220112-0003804, dated January 4, 2022, said Register's Office.

Mary Katherine Bass joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 173-09-0A-315.00 CO.

Matters shown on the Plan of record as Instrument No. 20040806-0094784, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032825 , Instrument No. 20020315-0032826, Supplemented in Instrument No. 20021226-0158458, Instrument No. 20021226-0158459, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050324-0032209, Instrument No. 20060321-0032382, Instrument No. 20060321-0032383, said Register's Office.

Easement for sanitary sewer, water mains and appurtenance of record as Instrument No. 20011129-0130322, said Register's Office.

Storm Water Detention Agreement of record as Book 7361, page 230 and Instrument No. 20020408-0042676, said Register's Office.

Agreement for **Dedication** of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 7985, page 449, said Register's Office.

Easement granted to Comcast of **Nashville** I, LLC, in Instrument No. 20130916-0097049, said Register's Office.

This is improved property located at 1014 Loxley Drive Nashville TN 37211

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 17th day of January, 2024.

Larry Barton Bass

Mary Katherine Bass by Larry Barton Bass,
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Barton Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Katherine Bass and that he is authorized by Mary Katherine Bass to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of January, 2024.

Notary Public

My Commission Expires: _____

ABBY BEASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 17, 2024.

J. Carlton Drumwright

January 17, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 17, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY