THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246779** Karen Johnson Davidson County Batch # 1102488 **DEEDWARR** 02/20/2024 02:29:18 PM 2 pgs Fees: $13.00 Taxes: $4,902.50 20240220-0011567	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2024. Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Kathy Abernathy 6647 Clearbrook Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 10 0 082.00

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, **John Taylor Reid and Kirstyn Reid, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathy Abernathy**, ("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 No. 17 on the Plan of West Meade Park, Inc., Section One of record in Plat Book 2900, Page(s) 103 and 104, 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 John Taylor Reid and Kirstyn Reid, husband and wife, by Warranty Deed from Gayla Harvey, single woman, of record in Instrument No. 20181120-0114094, in the Register's Office of Davidson County, Tennessee, dated November 16, 2018, and recorded on November 20, 2018.

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 2024 and subsequent years for Map-Par. 129 10 0 082.00.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Park, Inc., Section One, as recorded in Plat Book 2900, Page(s) 103 and 104.

40 foot minimum building setback line from Clearbrook Drive, and a 10 foot easement for public utility purposes along the northerly side and rear lines of said lot.

2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot, and a 5 foot easement for drainage along the southerly side line.

Easement for flow of Creek along the rear portion of said lot and the following note "Pump to be used on Lot 17 for sewage disposal or otherwise approved by the Davidson County Health Department."

Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4758, page 127, said Register's Office.

Rights of upper and lower riparian owners to the flow of the waters of the unknown branch, free from diminution or pollution.

This is improved property located at 6647 Clearbrook Drive Nashville TN 37205

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 20th day of February, 2024.

John Taylor Reid

Kirstyn Reid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Taylor Reid and Kirstyn Reid, 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 20th day of February, 2024.

Notary Public

My Commission Expires:

