THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146644** Karen Johnson Davidson County Batch # 1105018 DEEDWARR 02/27/2024 01:44:01 PM 2 pgs Fees: $13.00 Taxes: $1,720.50 20240227-0013300	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00 Wanda Hiett Affiant Subscribed and sworn to before me, this 26th day of February, 2024. Kim Murray Notary Public My Commission Expires: 3/7/26

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Lincoln Bell and Emmanuelle LaRue Bell 7513 Oakledge Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0A-312.00 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, **Celeste Green, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lincoln Bell and Emmanuelle LaRue Bell, husband and wife**, ("Grantees"), their 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) 1039, as shown on the map entitled Final Plat Autumn Oaks Subdivision, Phase 10B, a Cluster Lot Subdivision, of record in Instrument No. 20140331-0026145, 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 CELESTE GREEN, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20150317-0022794 , dated March 16, 2015 , said Register's Office.

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. 181-10-0A-312.00 CO.

Matters shown on the Plan of record in Instrument No. 20140331-0026145, said Register's Office.

Matters shown on the PUD Boundary Plan of record in Plat Book 6900, page 786, 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 in Instrument No. 20010912-0099443, amended in Instrument No. 20101206-0096935, in Instrument No. 20030513-0064238 and Resolution of record in Instrument No. 20100414-0028160, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 6968, page 30 and Book 6704, page 405, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20040128-0010895, and Instrument No. 20050222-0018903, said Register's Office.

Water Line Easement of record in Book 3376, page 239, said Register's Office.

Right of Way Agreement of record in Book 4240, page 667, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 7515, page 298, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 196, Book 9343, page 199 and Book 11217, page 799, said Register's Office.

This is improved property located at 7513 Oakledge Drive Brentwood TN 37027

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 26th day of February, 2024.

Celeste Green

Celeste Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Celeste Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2024.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____