Prepared by:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240247011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $618,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2024.

Notary Public
My Commission Expires:

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SEPTEMBER 08, 2025 MY COMMISSION EXPIRES

Karen Johnson
Batch # 1115195
03/26/2024 11:55:03 AM
Fees: $13.00 Taxes: $2,286.60

Davidson County
DEEDWARR
2 pgs

20240326-0020953

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
KDEN Homes, LLC 1809 Camborne Pl Brentwood, TN 37027	New Owner	Tax Parcel ID No. 103-03-0-095.00

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, **Emily Dade Walters and Brett Michael Walters, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KDEN Homes, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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 the Easterly 50 feet of the Westerly 110 of the Southerly 150 feet of Block 19 on the Map of Realty Savings Bank and Trust Company's West extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Block 19 fronts 50 feet on the Northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines, parallel with and 60 feet East of the Easterly margin of 52nd Avenue North 150 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to EMILY DADE WALTERS AND BRETT MICHAEL WALTERS, WIFE AND HUSBAND, by deed from MARY DADE TAYLOR, EMILY MARTIN DADE WALTERS AND JAMES RANDOLPH DADE, III, AS EQUAL TENANTS IN COMMON, of record in Instrument No. 20180404-0031404 , dated March 27, 2017 , 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. 103-03-0-095.00.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved property located at 5106 Idaho Avenue Nashville TN 37209

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 22nd day of March, 2024.

Emily Dade Walters by Sabrina Schulhauser, her attorney-in-fact

Brett Michael Walters by Sabrina Schulhauser, his attorney-in-fact

Emily Dade Walters by Sabrina Schulhauser, her Attorney-in-Fact

Brett Michael Walters by Sabrina Schulhauser, his 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, Sabrina Schulhauser, 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, and who further acknowledged that she is the Attorney-in-Fact for Emily Dade Walters and Brett Michael Walters and that she is authorized by Emily Dade Walters and Brett Michael Walters to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of March, 2024.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____