THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240247047** Karen Johnson Davidson County Batch# 1117168 DEEDWARR 04/02/2024 10:10:30 AM 3 pgs Fees: $18.00 Taxes: $2,405.00 20240402-0022695	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2024. Notary Public My Commission Expires: 5.9.26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Connor Chilton and Patricia Fouts 1420 Ramble Hill Circle Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-14-0A-062.00 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, **Kenneth Key and Alexandra Key, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Connor Chilton and Patricia Fouts, 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 No. 9, on the Plan of Section Two Wexford Downs R20 Residential P.U.D. of record in Plat Book 9700, pages 593 and 594, 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 KENNETH KEY AND ALEXANDRA KEY, HUSBAND AND WIFE, by deed from KIMBERLY HERRINGTON KELTON, of record in Instrument No. 20081103-0109165, dated October 31, 2008, 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. 172-14-0A-062.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 593 and 594, said Register's Office. Easement(s) of record in Book 10359, page 615, 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 Book 10292, page 51, Book 10792, page 822 and as Instrument No. 20000810-0079498, said Register's Office.

This is improved property located at 1420 Ramble Hill Circle 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 29th day of March, 2024.

Kenneth Key

Alexandra Key

STATE OF GA)

COUNTY OF DeKalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Key and Alexandra Key, 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 29th day of March, 2024.

Notary Public

My Commission Expires: 4/17/2026

DAMON J MCCLENDON
Notary Public - State of Georgia
Rockdale County
My Commission Expires Apr 17, 2026

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.29.24.

Affiant Signature

3.29.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of March, 2024.

Notary Signature

My Commission Expires: 5-9-26

