THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447337** Karen Johnson Davidson County Batch # 1122189 DEEDWARR 04/12/2024 10:33:19 AM 2 pgs Fees: $13.00 Taxes: $2,275.50 20240412-0026125	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2024. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Taylor A. Blaine 5004 Briarwood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147 09 0 103.00

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, **Neil P. Newton and Stephanie M. Newton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor A. Blaine, unmarried**, ("Grantees"), 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 all of Lot No. 191, on the Plan of CALDWELL COUNTRY ESTATES, SECTION ONE, as of record in Plat Book 2663, Page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil P. Newton and Stephanie M. Newton, husband and wife, by Warranty Deed from Mamie R. Whitehurst, unmarried, of record in Instrument No. 20150319-0023765, in the Register's Office of Davidson County, Tennessee, dated March 13, 2015, and recorded on March 19, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALDWELL COUNTRY ESTATES, SECTION ONE, as recorded in Plat Book 2663, Page(s) 68.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 108 and Book 2802, Page 369.

This is improved property located at 5004 Briarwood 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 11th day of April, 2024.

Neil P. Newton

Stephanie M. Newton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Neil P. Newton and Stephanie M. Newton, 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 11th day of April, 2024.

Notary Public

My Commission Expires: _____

