Prepared by:
Record and Return To:
~~Chapman and 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. 240347249

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2024.

Notary Public
My Commission Ex

Karen Johnson
Batch # 1124347
04/18/2024 09:51:25 AM
Fees: $13.00 Taxes: $2,331.00

Davidson County
DEEDWARR
2 pgs

20240418-0027687

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Johnson Nesbitt and Carrie Loring 717 Branch Creek Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103-10-0-011.00

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, **Matthew Tome, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnson Nesbitt, unmarried, and Carrie Loring, unmarried, as tenants in common**, ("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) 31, as shown on the map entitled Brookside Courts Addition No. 3, of record in Plat Book 1835, page 107, 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 MATTHEW TOME, by deed from ASHLEY SMITH AND FLEMING WOOD SMITH, IV, WIFE AND HUSBAND, of record in Instrument No. 20200901-0099310, dated August 31, 2020, said Register's Office.

Elizabeth Hill Tome joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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. 103-10-0-011.00.

Matters shown on the Plan of record in Plat Book 1835, page 107, said Register's Office.

Permanent Easement for Driveway Purposes of record in Book 5168, page 596, said Register's Office.

This is improved property located at 717 Branch Creek Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 17th day of April, 2024.

Matthew Tome

Elizabeth Hill Tome

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Tome and Elizabeth Hill Tome, 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 17th day of April, 2024.

Notary Public

My Commission Expires: _____

