Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Box #14

Name and Address of New Owner:
Mark Chou and Mara Measor
605 Rochelle Drive
Nashville, TN 37220

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch # 1128078 DEEDWARR
04/29/2024 10:56:24 AM 2 pgs
Fees: $13.00 Taxes: $2,356.90
20240429-0030917

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14615016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Carolyn V. Adkins, Trustee of Carolyn Vanture Adkins Revocable Trust dated May 6, 2013, for the benefit of Carolyn V. Adkins, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Chou and Mara Measor, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 28, HAILEYWOOD ESTATES, SECTION II, as shown on plat of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn V. Adkins, Trustee of the Carolyn Vanture Adkins Revocable Trust dated 05/06/2013 by Warranty Deed from Phillip Norman Fossee and wife, Rebecca Anne Fossee, dated May 13, 2013, of record in Instrument No. 20130523-0052294, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the plan of record in Plat Book 2331, Page 81, in the Register's Office, Davidson County, Tennessee , current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 605 Rochelle Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2024.

Carolyn Vanture Adkins Revocable Trust dated May 6, 2013

By: _____ (SEAL)
Carolyn V. Adkins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2024, before me personally appeared Carolyn V. Adkins, Trustee of Carolyn Vanture Adkins Revocable Trust dated May 6, 2013, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $637,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

_____
Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON