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. 240447527

Karen Johnson
Batch # 1137826
05/22/2024 11:11:27 AM
Fees: $13.00 Taxes: $6,034.70
Davidson County
DEEDWARR
2 pgs
20240522-0038110

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,631,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harlan M. Stock and Kelsey L. Foley 2219 29th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 104-14-0-070.00

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, **Justin Ryan Williams and Laura Nicole Burdine Williams, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Harlan M. Stock and Kelsey L. Foley, 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 the northerly part of Lot No. 56 on the map of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 56 begins on a stake in the margin of 29th Avenue, South 106 feet north of the northwest corner of West Linden Avenue and 29th Avenue, South; thence with the westerly margin of 29th Avenue South 94 feet to an alley; thence west with the southerly margin of said alley 75 feet to a stake; thence south parallel with the westerly margin of 29th Avenue South, 94 feet to a stake; thence eastwardly parallel with the westerly margin of said alley 75 feet to the point of beginning, making said lot front 94 feet on the 29th Avenue, South, and extend back between parallel lines with the southerly margin of said alley 75 feet to a dead line.

Being the same property conveyed to JUSTIN RYAN WILLIAMS AND LAURA NICOLE BURDINE, HUSBAND AND WIFE, by deed from ASPEN CONSTRUCTION HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170314-0024916 , dated March 10, 2017 , said Register's Office.

Laura Nicole Burdine and Laura Nicole Burdine Williams being one and the same.

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. 104-14-0-070.00.

Matters shown on the Plan of record in Plat Book 421, page 16, said Register's Office.

This is improved property located at 2219 29th Avenue South Nashville TN 37212

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 20th day of May, 2024.

Justin Ryan Williams

Laura Nicole Burdine Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Ryan Williams and Laura Nicole Burdine Williams, 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 20th day of May, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026