THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447635**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $559,900.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2024. Notary Public My Commission Expires:

Karen Johnson
Batch # 1139685
05/28/2024 09:48:52 AM
Fees: $13.00 Taxes: $2,071.63
Davidson County
DEEDWARR
2 pgs
20240528-0039253

JERALYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner: Christopher C. Rector Trust 2624 Pennington Ave, B Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 15 1L 002.00

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, **James Booth, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher C. Rector, Trustee of the Christopher C. Rector Trust,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2624 PENNINGTON AVE, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2624 PENNINGTON AVE, a Horizontal Property Regime, of record in Instrument No. 20210729-0102456, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Booth, by Warranty Deed from The Heirs at Law of Morris Houston, Deceased, being Kathy Bracey and Constance J. Patton and Evelyn Ramsey and Shena Houston and Maurice Houston, Jr., and Angela Newell, of record in Instrument No. 20041014-0123990, in the Register's Office of Davidson County, Tennessee, dated October 12, 2004 and recorded on October 14, 2004.

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.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BELLE FOREST SUBDIVISION, as recorded in Plat Book 547, Page(s) 22.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP SHOWING SUBDIVISION OF LOTS 15-16-17-18-19-20-21-22-23-24-25 IN BELLE FOREST SUBDIVISION, as recorded in Plat Book 547, Page(s) 33.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210729-0102456.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4089, Page 17.

This is improved property located at 2624 Pennington Ave, B Nashville TN 37216

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 24th day of May, 2024.

James M. Booth

James Booth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Booth, 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 24th day of May, 2024.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024