THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447623** Karen Johnson Davidson County Batch# 1144972 DEEDWARR 06/10/2024 08:44:30 AM 3 pgs Fees: $18.00 Taxes: $5,328.00 20240610-0043038	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,440,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2024. Notary Public My Commission Expires: 11-6-2024 JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Aaron Ammon 902 Marengo Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 10 0 041.00

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, **William A. Paddock and Reaghan R. Paddock, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Ammon,** ("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 Lot(s) 26, as shown on the map entitled Map of Sutton Hill Section of Marengo Park, of record in Plat Book 974, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. Paddock and Reaghan R. Paddock, Husband and Wife, by Warranty Deed from Robert L. Gaertner and Judy C. Gaertner, of record in Instrument No. 20141226-0117945, in the Register's Office of Davidson County, Tennessee, dated December 23, 2014 and recorded on December 26, 2014.

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 Sutton Hill Section of Marengo Park, as recorded in Plat Book 974, Page(s) 67.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20090205-0009940.

This is improved property located at 902 Marengo Lane Nashville TN 37204

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 5th day of June, 2024.

William A. Paddock

William A. Paddock

Reaghan R. Paddock

Reaghan R. Paddock

STATE OF ~~TENNESSEE~~ Alabama)
COUNTY OF ~~DAVIDSON~~ Baldwin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Paddock and Reaghan R. Paddock, 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 ~~5th~~ 4th day of June, 2024.

Notary Public

My Commission Expires: 01.16.2027

GEORGE NICK AUTREY III
NOTARY PUBLIC
MY COMMISSION EXPIRES
01-16-2027
ALABAMA STATE AT LARGE

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-22668-DJ

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/5/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/5/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th **day of** June, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

