THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547735** Karen Johnson Davidson County Batch# 1147712 DEEDWARR 06/17/2024 09:17:30 AM 3 pgs Fees: $18.00 Taxes: $1,509.60 20240617-0044958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $408,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2024. Notary Public My Commission Expires: 11-06-24 SHAWN STEVENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Robert Allen Maynard and Alexandra Newby 400 Kemper Drive North Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 042 09 0 025.00

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, **Courtney Oldham now known as Courtney Griffin, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Allen Maynard and Alexandra Newby, husband and wife**, ("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 No. 102, on the Plan of KEMPER HEIGHTS, SECTION ONE, as of record in Plat Book 2331, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 102 fronts 100 feet on the North side of Kemper Drive, North and runs back 322.8 feet on the West line and 195.4 feet on the East line to a dead line in the rear, measuring 199.5 feet thereon.

Being the same property conveyed to Courtney Oldham, unmarried woman, by Warranty Deed from Paul J. Angel, of record in Instrument No. 20200827-0097288, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020, and recorded on August 27, 2020. Courtney Oldham is now known as Courtney Griffin, Courtney Oldham and Courtney Griffin 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.

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 KEMPER HEIGHTS, SECTION ONE, as recorded in Plat Book 2331, Page(s) 65 and 66.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 459.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6320, Page 766.

This is improved property located at 400 Kemper Drive North Madison TN 37115

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.

Courtney Griffin

STATE OF NORTH CAROLINA)
COUNTY OF NEW HANOVER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Courtney Griffin, 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 day of June, 2024.

Notary Public
My Commission Expires: 09-23-2028



Tennessee Certification of Electronic Document

I, Summer Barton 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.5.24 (date of document).

Summer Barton
Affiant Signature

6.16.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON