THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $872,500.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2024

Notary Public
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson
Batch # 1153900
07/03/2024 08:22:07 AM
Fees: $13.00 Taxes: $3,228.25

Davidson County
DEEDWARR
2 pgs

20240703-0050096

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Preston and Jennifer Preston 3176 Charles Park Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172 09 0B 024.00

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, **Jessica Joseph-Alexis and Samuel Alexis, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Preston and Jennifer Preston, 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. 24 on the Subdivision Plat of CAMERON PARK, of record in Instrument No. 20200102-0000105, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica Joseph-Alexis and Samuel Alexis, wife and husband, by Warranty Deed from Dennis Girisgen and Zeynep Girisgen, husband and wife, of record in Instrument No. 20210624-0085702, in the Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 24, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMERON PARK, as recorded in 20200102-0000105.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200130-0011250.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities And Systems recorded in Instrument No. 20190611-0056167.
This is improved property located at 3176 Charles Park Drive Nashville TN 37211

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 27th day of June, 2024.

Jessica Joseph-Alexis

Samuel Alexis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Joseph-Alexis and Samuel Alexis, 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 27th day of June, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028