THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240648132

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $456,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2024.

Notary Public
My Commission Expires

Karen Johnson
Batch # 1158610
07/16/2024 02:56:31 PM
Fees: $13.00 Taxes: $1,687.20

Davidson County
DEEDWARR
2 pgs

20240716-0053513

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alex Jo Walker and Christopher Bernosky 616 Nashua Lane Nashville TN 37209	New Owner	Tax Parcel ID No. 091-05-0-236.00

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, **Lindsey McDowell, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Jo Walker and Christopher Bernosky, both unmarried, with right of survivorship**, ("Grantees"), their 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. 29 on the Plan of Section 2, Mosswood Heights of record in Plat Book 4175, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Nashua Drive, thence Southerly 47.4 feet to a point, thence 37.94 feet along the Northeasterly corner of the intersection of Nashua Drive and Nashua Avenue to a point, thence 74.3 feet Easterly along the Northerly margin of Nashua Avenue to a point, thence 76.4 feet Northerly to a point, thence 101 .9 feet Westerly back to the point of beginning.

Being the same property conveyed to Lindsey McDowell, an unmarried woman by Warranty Deed from Penuflor M. Lontoc, III and Stacy Davenport Lontoc, husband and wife of record in Instrument No. 20180111-0003630 Register's Office for Davidson County, Tennessee, dated January 05, 2018 and recorded on January 11, 2018.

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.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 155, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4469, Page 735, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 616 Nashua Lane Nashville TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KR-24-616

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, Grantors warrant that this instrument is effective as of the 15th day of July, 2024.

Lindsey McDowell

Lindsey McDowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey McDowell, 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 12Th day of July, 2024.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025