Karen Johnson Davidson County
Batch# 1172216 DEEDWARR
08/20/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20240820-0063774

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-886

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2024.

Notary Public

Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Douglas Xanders and Vicki Xanders 7459 Bidwell Road Nashville, TN 37080	First Bank 722 Columbia Ave Franklin, TN 37064	014-00-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brian P. Narbonne and Amanda M. Narbonne, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Xanders and Vicki Xanders, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Beginning at an iron pin (old) in the southwesterly margin of Bidwell Road, a corner of a tract of land which belongs to Gayron C. Lytle, having a deed reference in Instrument Number (I.N.) 20140326-0024818, RODCT, the northwest corner of this tract and continuing, as follows: S 32°29'52" E, 361.77 feet to a concrete monument (old), in the southwesterly margin of Bidwell Road, a corner of a tract of land which belongs to Vernon G. Snyder, having a deed reference in Deed Book 6773, page 808, RODCT; thence with the boundary of said tract of land which belongs to Vernon G. Snyder, as follows: S 59°00'00" W, 409.00 feet; thence, S 40°20'54" W, 629.74 feet to an iron pin (old), a corner of said tract of land which belongs to Vernon G. Snyder, in the northerly boundary of a tract of land which belongs to Gusto Records, Inc., having a deed reference in IN. 20100226-0014831, RODCT; thence, N 89°07'34" W, 115.10 feet to an iron pin (old), in the northerly boundary of said tract of land which belongs to Gusto Records, Inc., a corner of said tract of land which belongs to Gayron C. Lytle; thence with the boundary of said tract of land which belongs to Gayron C. Lytle, as follows: N 22°49'12" E, 143.58 feet to an iron pin (old); thence, N 33°57'49" E, 607.55 feet; thence, N 38°26'19" E, 456.70 feet, to the point of beginning, containing 5.22 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated March 23, 2018.

Being the same property conveyed to Wanda Boyte by Warranty Deed from C. Harold McGehee, a married man and Norma P. Harvison, an unmarried woman of record in Instrument No. 20180601-0052249 Register's Office for Davidson County, Tennessee, dated May 31, 2018 and recorded on June 01, 2018.

Being the same property conveyed to Meredith Futhey Norris, a married woman by Quitclaim Deed from Wanda Boyte of record in Instrument No. 20190822-0084390 Register's Office for Davidson County, Tennessee, dated August 17, 2019 and recorded on August 22, 2019.

Being the same property conveyed to Brian P. Narbonne and Amanda M. Narbonne, husband and wife by Warranty Deed from Meredith Futhey, an unmarried woman, dated August 26, 2022 and recorded August 31, 2022 in Instrument No. 20220831-0098375, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7459 Bidwell Road, Nashville, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of August, 2024.

Brian P Narbonne
Brian P. Narbonne

Amanda M. Narbonne

STATE OF Florida
COUNTY OF Osceola

On this 15 day of August, 2024, before me personally appeared Brian P. Narbonne and Amanda M. Narbonne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of August, 2024.

Notary Signature Alberto Romero
My commission expires: 3/29/26

ALBERTO E ROMERO
Notary Public - State of Florida
Commission # HH 223307
My Comm. Expires Mar 29, 2026
Bonded through National Notary Assn.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 19, 2024.

J. Carlton Drumwright

August 19, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 19, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY