THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848531** Karen Johnson Davidson County Batch# 1182559 DEEDWARR 09/17/2024 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $2,534.50 20240917-0072065	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00 Affiant Subscribed and sworn to before me, this 11th day of September, 2024. Notary Public My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Address New Owner: David Revis, Jr. 33 Perkins Street Nashville TN 37210	Send Tax Bills To: New Owner **530 Edwin Street, #30** **Nashville, TN 37207**	Tax Information: Tax Parcel ID No. 105 04 0J 003.00

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, **Sonny James Goldbaum, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Revis, Jr., an unmarried man**, ("Grantees"), his 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 2, Unit No. A on the Plan of CHESTNUT SQUARE, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument Number 20180731-0074614, as amended in Instrument No. 20190514-0045284, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sonny James Goldbaum, a single man, by Warranty Deed from Gary Hazy and Britney Hazy, husband and wife, of record in Instrument No. 20230427-0031016, in the Register's Office of Davidson County, Tennessee, dated April 21, 2023, and recorded on April 27, 2023.

Being the same property conveyed to Gary Hazy and Britney Hazy, by Warranty Deed from Immanuel Jay Douglass, a Single Person and Shayne M. Newman and Spouse, Kevin Bradley Newman, of record in Instrument No. 20220428-0048884, in the Register's Office of Davidson County, Tennessee, dated January 23, 2022, and recorded on April 28, 2022.

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 CLAIBORNE PLAN, NASHVILLE, as recorded in Plat Book 21, Page(s) 84 and 85.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAURY & CLAIBORNE ADDITION TO SOUTH NASHVILLE RE-SUB OF LOT NUMBER 451, as recorded in Instrument No. 20190520-0047586.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180731-0074614 and amended in Instrument No. 20190514-0045284.

Easement for Public Right of Way, recorded in Instrument No. 20181115-0112672.

This is improved property located at 33 Perkins Street Nashville, TN 37210.

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 11th day of September, 2024.

Sonny James Goldbaum

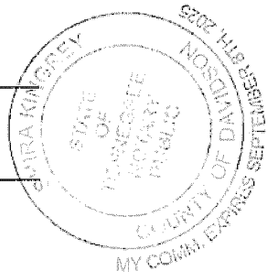
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sonny James Goldbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Christen Rabe, 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 **September 11, 2024**.

Date

Affiant Signature

9/11/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025