Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 240848655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.

Ginger Leigh Carlisle
Affiant

Subscribed and sworn to before me, this 17th day of September, 2024.

Notary Public
My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson
Batch # 1182938
09/18/2024 10:22:21 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20240918-0072252

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ginger Leigh Carlisle 420 Thomas Jefferson Circle Madison TN 37115	New Owner	Tax Parcel ID No. 034-05-0A-017.00 CO

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, **Ann Elizabeth Simmons, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ginger Leigh Carlisle, unmarried**, ("Grantee"), her 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 Unit 17, as shown on the map entitled Monticello Manor, of record in Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANN ELIZABETH SIMMONS, by deed from KIRBY CLIFTON AND WIFE, PAULINE CLIFTON, of record in Book 7037, page 72, dated November 6, 1986, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 034-05-0A-017.00 CO.

Matters shown on the Plan of record in Book 6250, page 551, said Register's Office.

By-Laws of record in Book 6643, page 950, Book 11259, page 994 and Instrument No. 20050228-0021548, said Register's Office.

Easement(s) of record in Instrument No. 20140114-003779, said Register's Office.

This is improved property located at 420 Thomas Jefferson Circle 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 17th day of September, 2024.

Ann Elizabeth Simmons

Ann Elizabeth Simmons

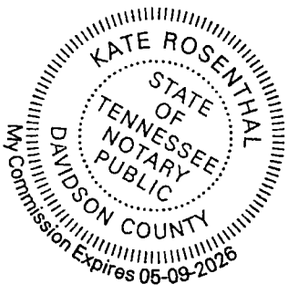
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of September, 2024.

Kate Rosenthal

Notary Public



My Commission Expires: _____