Karen Johnson
Batch # 1186126
09/25/2024 10:16:30 AM
Fees: $13.00 Taxes: $6,012.50
Davidson County
DEEDWARR
2 pgs
20240925-0074254

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

CRT File No. 240848638

STATE OF TENNES
COUNTY OF DAVII

The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2024.

Notary Public
My Commission Expires: 11-8-27

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Gordon Conaway, Jr. and Renee Nicole DeArmond 108 Bellevue Drive South Nashville TN 37205	New Owner	Tax Parcel ID No. 116-14-0-017.00

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, **Ashleigh H. Richard and Andrew Richard, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Gordon Conaway, Jr. and Renee Nicole DeArmond, 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 the westerly half of Lot(s) 7 , as shown on the map entitled Map of Bransford Realty Co.'s and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deed Park Subdivision, Bell Meade, of record in Book 421, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 7 fronts 75 feet on the northerly margin of Bellevue Drive South and extends back 246.5 feet on the westerly line aned 248 feet on the easterly line to a dead line in the rear, measuring 65 feet, more or less thereon.

Being the same property conveyed to ASHLEIGH H. RICHARD AND ANDREW RICHARD, WIFE AND HUSBAND, by deed from DANIEL MURPHY AND SARA MURPHY, HUSBAND AND WIFE, of record in Instrument No. 20190228-0018077 , dated February 26, 2019 , 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. 116-14-0-017.00.

Matters shown on the Plan of record in Plat Book 42, page 67, said Register's Office.

Sanitary Sewer Easement of record in Book 5787, page 57, said Register's Office.

This is improved property located at 108 Bellevue Drive South Nashville TN 37205

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 23rd day of September, 2024.

Ashleigh H. Richard

Andrew Richard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashleigh H. Richard and Andrew Richard, 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 23rd day of September, 2024.

Notary Public

My Commission Expires:

