THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848640** Karen Johnson Davidson County Batch# 1188152 DEEDWARR 09/30/2024 03:39:30 PM 3 pgs Fees: $18.00 Taxes: $5,799.75 20240930-0075709	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,567,500.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08, 2027

WARRANTY DEED

Address New Owner: Cameron Lee Walters and Lauren Michelle Wellman 5311 Nevada Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 15 0 077.00

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, **Brian Keith Price and Brittany Price, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cameron Lee Walters and Lauren Michelle Wellman,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the South margin of Nevada Avenue, the Northwest (incorrectly shown on previous deeds as Northeast) corner of Horace Berry property; thence with Horace Berry's line, South 320 feet to an iron pin, the Southeast (incorrectly shown as Southwest on previous deeds) corner of Horace Berry's property and the Southeast corner of this tract; thence West 50 feet to an iron pin, the Southwest (incorrectly shown as Southeast on previous deeds) corner of this tract; thence North 320 feet to an iron pin in the margin of Nevada Avenue; thence East with the South margin of Nevada Avenue, 50 feet to the Point of Beginning, according to survey by John B. Kohl, III, RLS Tennessee No. 100, 400 7th Avenue South, Nashville, Tennessee, 37203, dated September 29, 1994.

Being the same property conveyed to Brian Keith Price, unmarried, by Warranty Deed from Daniel R. Cage and Anna V. Cage, Husband and Wife, of record in Instrument No. 20160513-0047897, in the Register's Office of Davidson County, Tennessee, dated on May 09, 2016 and recorded on May 13, 2016.

Brittany Price joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Brian Keith Price.

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 for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 5311 Nevada Avenue Nashville TN 37209

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 27th day of September, 2024.

Brian Keith Price

Brittany Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Keith Price and Brittany Price, 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 27th day of September, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 9.29.2024 (date of document).

Affiant Signature

9.29.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of September, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY