THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948763**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$389,000~~.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY es 08-10-2027

Karen Johnson Davidson County
Batch# 1188534 DEEDWARR
10/02/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20241002-0076235

WARRANTY DEED

Address New Owner: Robert Troy Waites 113 Rose Street Nashville TN 37210	Send Tax Bills To: Studio Bank 124 12th Avenue South Ste 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 119 01 0 330.00

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, **David Wood and Jamie Wood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Troy Waites, an unmarried man** ("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 Lot No. 47 on the Plan of SUBDIVISION OF LOTS NO 7 - 8 - 9 & 10 AND PART OF 6 - 11 - 12 & 13, CUMBERLAND NURSERIES PLAN of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 50 feet on the Southerly side of Rose Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to David Wood and Jamie Wood, Husband and Wife, by Warranty Deed from Rosemary Partners LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180803-0076191, in the Register's Office of Davidson County, Tennessee, dated July 31, 2018, and recorded on August 03, 2018.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF LOTS NO 7 - 8 - 9 & 10 AND PART OF 6 - 11 - 12 & 13, CUMBERLAND NURSERIES PLAN, as recorded in Plat Book 332, Page(s) 36.

This is improved property located at 113 Rose 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 30th day of September, 2024.

David Wood

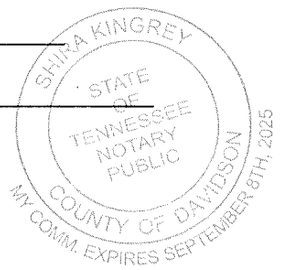
Jamie Wood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Wood and Jamie Wood, 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 30th day of September, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of September, 2024.

Affiant Signature
Date 9-30-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

