Karen Johnson Davidson County
Batch# 1194624 DEEDWARR
10/17/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $6,216.00
20241017-0080442

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948810** TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,680,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ryan Loofbourrow and Allison Kiser 4205 Nevada Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-16-0-244.00

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, **Christopher Ross Donald and Rebecca Rigel Donald, Trustees of The Donald Family Trust dated February 21, 2024** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ryan Loofbourrow and Allison Kiser, joint tenants**, ("Grantees"), their 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. 106, Block 4, Charlotte Park Company's First Addition, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to CHRISTOPHER ROSS DONALD AND REBECCA RIGEL DONALD, HUSBAND AND WIFE, by deed from NICHOLAS BRADLEY AND CHRISTIE BRADLEY, HUSBAND AND WIFE, of record in Instrument No. 20200924-0110057, dated September 18, 2020, said Register's Office.

CHRISTOPHER ROSS DONALD AND REBECCA RIGEL DONALD, HUSBAND AND WIFE conveyed to CHRISTOPHER ROSS DONALD AND REBECCA RIGEL DONALD, TRUSTEES OF THE DONALD FAMILY TRUST DATED FEBRUARY 21, 2023, by quitclaim deed of record in Instrument No. 20230727-0058128, dated July 21, 2023, 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. 091-16-0-244.00.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property located at 4205 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 15th day of October, 2024.

The Donald Family Trust dated February 21, 2024

By: Christopher Ross Donald, Trustee

By: Rebecca R. Donald, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Ross Donald and Rebecca R. Donald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Donald Family Trust dated February 21, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2024.

Notary Public



My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 15th, 2024.

Affiant Signature

10/15/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15th day of October, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY