Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]

Karen Johnson
Batch # 1196560
10/22/2024 12:01:03 PM
Fees: $18.00 Taxes: $4,440.00

Davidson County
DEEDWARR
3 pgs

20241022-0082012

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

James Newman and Elizabeth Newman, husband and wife

First Parties, and Chandler Bradford Reagan and Mary Elizabeth Mulvaney, a married couple
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davdson County, Tennessee, being all of Lot 12, Block "E", Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Newman and Elizabeth Newman, husband and wife by Deed dated September 16, 2021 from Harlow Sumerford and Elizabeth Sumerford, husband and wife, recorded September 20, 2021, in Instrument Number 20210902-0125993, in the Official Records of Davidson County, Tennessee.

OWNER:
Chandler Bradford Reagan
and Mary Elizabeth Mulvaney
3723 Woodmont Lane
Nashville, TN 37215

RESPONSIBLE TAXPAYER:
New Owner

CLT # 11612003900

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× James Newman

× Elizabeth Newman

✓STATE OF Texas

✓COUNTY OF Williamson

Personally appeared before me, James Newman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 20 24.

(seal)

LORETTA JANOTA ✓
My Notary ID # 11920923
Expires March 28, 2028

Loretta Janota
Notary Public

My Commission Expires:✓ March 28, 2028

✓STATE OF Texas

✓COUNTY OF Williamson

Personally appeared before me, Elizabeth Newman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of August, 20 24.

(seal)

LORETTA JANOTA ✓
My Notary ID # 11920923
Expires March 28, 2028

Loretta Janota
Notary Public

My Commission Expires:✓ March 28, 2028

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $1,200,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 21st day of October, 2024.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Signature of Notary Public

Shira Kingrey

Printed Name of Notary

9/8/25

Commission Expiration