Prepared by:

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

CRT File No. 240948885

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $970,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2024.

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch # 1197060 DEEDWARR
10/23/2024 10:43:59 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00

20241023-0082347

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent T. Easley and Rachel Easley 905 Noel Green Court Nashville TN 37204	New Owner	Tax Parcel ID No. 118-13-0-255.00

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, **Peggy R. George, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent T. Easley and Rachel Easley, husband and wife**, ("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(s) 3, as shown on the map entitled Noel Green, of record in Plat Book 6250, page 804, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAVID C. GEORGE and wife, PEGGY R. GEORGE, by deed from KARLA J. CHRISTIAN, FORMERLY KNOWN AS KARLA J. RICHEY, of record in Book 11456, page 759, dated April 23, 1999, said Register's Office.

DAVID C. GEORGE died on or about March 7, 2021, leaving PEGGY R. GEORGE as the surviving tenant by the entirety.

This is improved property known as 905 Noel Green Court, Nashville, TN 37204.

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. 118-13-0-255.00.

Matters shown on the Plan of record in Plat Book 6250, page 804, and Amendment and Change of Minimum Side Setback Line, of record in Book 7525, page 565, said Register's Office.

Maintenance Agreements of record in Book 6609, page 2 and in Book 7500, page 794, said Register's Office.

This is improved property located at 905 Noel Green Court Nashville TN 37204

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.

Peggy R. George

Peggy R. George

STATE OF Texas)

COUNTY OF McLennan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peggy R. George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th 10/16/2024 day of October, 2024.

Notary Public

My Commission Expires: 5/15/2026

MICHAEL E THOMPSON
Notary ID #8367741
My Commission Expires
May 15, 2026