THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948930**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is: $458,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2024. Notary Public My Commission Expires: 4/19/26

ANGELA MURPHY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1198296 DEEDWARR
10/25/2024 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20241025-0083069

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler J. Price and Christopher L. Gerstner 201 Bermuda Drive Nashville TN 37214	New Owner	Tax Parcel ID No. 084 10 0 067.00

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, **William Derek Green, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler J. Price and Christopher L. Gerstner, a married couple**, ("Grantees"), their 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. 51, on the Plan of SECTION TWO, DONELSON MEADOWS, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 51, which is a corner lot, fronts 113.69 feet on the Southwesterly margin of Brookview Drive and fronts 240.52 feet on the Northeasterly margin of Bermuda Drive, said frontages being joined by a curve having a length of 30.6 feet, and extends back 225.7 feet on the Northeasterly line and 163.6 feet on the Southeasterly line to a point of intersection.

Being the same property conveyed to William Derek Green, by Quitclaim Deed from William Derek Green, an unmarried man and Nicole Elise Fisher, an unmarried woman, who acquired title as married, of record in Instrument No. 20230418-0028442, in the Register's Office of Davidson County, Tennessee, dated April 13, 2023 and recorded on April 18, 2023.

Being the same property conveyed to William Derek Green and wife Nicole Elise Fisher, by Warranty Deed from Gary Wayne White, III and Destinee N. White, Co-Administrators of the Estate of Gary Wayne White, Jr., of record in Instrument No. 20171114-0116647, in the Register's Office of Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2017. The said William Derek Green and Nicole Elise Fisher having since divorced by Final Decree Docket No. 22D-926, Circuit Court for Davidson County, Tennessee.

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 2025 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, DONELSON MEADOWS, as recorded in Plat Book 2133, Page(s) 100-101.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2283, Page 361.

This is improved property located at 201 Bermuda Drive Nashville TN 37214

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 23rd day of October, 2024.

William Derek Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Derek Green, 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 23rd day of October, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/23/24 (date of document).

Affiant Signature

10/25/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of October, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025