THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948849** Karen Johnson Davidson County Batch # 1205171 **DEEDWARR** 11/14/2024 09:19:56 AM 2 pgs Fees: $13.00 Taxes: $5,087.50 20241114-0088606	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00. Affiant Subscribed and sworn to before me, this 12th day of November, 2024. Notary Public My Commission Expires: SANRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Josh Wimberley and Virginia Wimberley 6105 Melbourne Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 03 0 039.00

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, **Chris L. Vlahos, unmarried, and Tara L. Vlahos unmarried,** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Josh Wimberley and Virginia Wimberley, husband and wife**, ("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. 495 on the Plan of HILLSBORO PARK, SECTION VIII, of record in Plat Book 2663, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chris L. Vlahos and wife, Tara L. Vlahos, by Warranty Deed from Raul M. Malo and wife, Beatriz Fernandez, of record in Instrument No. 20111104-0086601, in the Register's Office of Davidson County, Tennessee, dated October 31, 2011 and recorded on November 04, 2011.

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 HILLSBORO PARK, SECTION VIII, as recorded in Plat Book 2663, Page(s) 96.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237; Amendment recorded in Book 2603, Page 440 and Addendum recorded in Book 4207, Page 397 and Book 2855, Page 475.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for the flow of the waters of Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

This is improved property located at 6105 Melbourne Drive Nashville TN 37215

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 12th day of November, 2024.

Chris L. Vlahos

Tara L. Vlahos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris L. Vlahos and Tara L. Vlahos, 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 12th day of November, 2024.

Notary Public
My Commission Expires: _____

