Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241049197

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson
Batch # 1206413
11/19/2024 08:34:58 AM
Fees: $13.00 Taxes: $1,069.30

Davidson County
DEEDWARR
2 pgs

20241119-0089404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $289,000.00.

Michael Newsom
Affiant

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

Nathan L Powers
Notary Public
My Commission Expires: Commission Expires December 8, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Newsom 611 Brentmeadow Circle Madison TN 37115	New Owner	Tax Parcel ID No. 053 13 0 160.00

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, **Angelica Holden and Eric Holden, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Newsom , a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 10th Civil District being Lot No. 28-B on the plan of the ZONE LOT DIVISION, LOT 28, PHASE I, KIMBOLTON, recorded in Plat Book 6900, at Page 278, in the Register's Office for said County, recorded in Plat Book 6900, at Page 986, in said Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 28-B fronts 85.50 feet on the Southerly margin of Brentmeadow Circle and extends back 200.42 feet on the Westerly line, being the line between Lots Nos. 28 and 29 on said plan of Kimbolton, Phase I, and 187.50 feet on the Easterly line, being a twice broken line, to a dead line, measuring 10.00 feet thereon.

Being the same property conveyed to Angelica Holden and Eric Holden, wife and husband, by Warranty Deed from Matthew B. Frazier and Katie M. Frazier, husband and wife, of record in Instrument No. 20181227-0125646, in the Register's Office of Davidson County, Tennessee, dated December 20, 2018, and recorded on December 27, 2018.

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.

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 ZONE LOT DIVISION, LOT 28, PHASE I, KIMBOLTON, as recorded in Plat Book 6900, Page(s) 986.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, KIMBOLTON, as recorded in Plat Book 6900, Page(s) 276-278.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 655, Amended and Restated recorded in Book 7464, Page 969, further Amendment recorded in Book 7470, Page 126, Book 7577, Page 553 and Book 7799, Page 50.

Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions Enforcement recorded in Instrument No. 20060126-0009811.

Charter for Kimbolton Phase I Homeowners Association recorded in Book 7483, Page 982, re-recorded in Book 7507, Page 67.

Bylaws of Kimbolton Homeowners' Association recorded in Instrument No. 20030226-0025658.

This is improved property located at 611 Brentmeadow Circle Madison TN 37115

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 November, 2024.

Angelica Holden

Angelica Holden

Eric Holden

Eric Holden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angelica Holden and Eric Holden, 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 15th day of November, 2024.

Nathan L Powers

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024