THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049119** Karen Johnson Davidson County Batch # 1206682 **DEEDWARR** 11/19/2024 01 45 31 PM 2 pgs Fees $13 00 Taxes $7,492 50 20241119-0089788	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $2,025,000.00 Affiant Subscribed and sworn to before me, this 14th day of November, 2024 Notary Public My Commission Expires·

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: James Patrick Warfield and Catherine Avery Warfield 101 Whitney Place Court Nashville TN 37215	Send Tax Bills To· New Owner	Tax Information: Tax Parcel ID No 130-08-0-134 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, **Roy C. Ezell and Marian F. Ezell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Patrick Warfield and Catherine Avery Warfield, 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) 4, as shown on the map entitled Final Plat Whitney Place, of record in Plat Book 9700, page 661, 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 ROY C EZELL AND WIFE, MARIAN F. EZELL, by deed from BOB HALEY, of record in Book 11027, page 300, dated July 17, 1998, said Register's Office.

ROY C. EZELL AND MARIAN F EZELL conveyed to ROY C EZELL AND MARIAN F EZELL, as equal tenants in common, by quitclaim deed of record in Instrument No. 20070411-0043569, dated April 9, 2007, said Register's Office

ROY C. EZELL AND MARIAN F. EZELL, as equal tenants in common, conveyed to ROY C EZELL AND MARIAN F EZELL, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No 20240201-0007088, dated January 30, 2024, said Register's Office

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. 130-08-0-134.00

Matters shown on the Plan of record in Plat Book 9700, page 661, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11027, page 298, in Book 11620, page 349, in Instrument No 20090603-0051124, Instrument No 20090805-0073323 and in Instrument No. 20240822-0064555, said Register's Office.

This is improved property located at 101 Whitney Place Court 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 14th day of November, 2024

Roy C. Ezell

Marian F. Ezell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roy C. Ezell and Marian F. Ezell, 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 14th day of November, 2024

Notary Public

My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026