THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241149332**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 26th day of November, 2024. Notary Public My Commission Expires: 10/4/27

JODI JACKSON NOTARY PUBLIC TENNESSEE DAVIDSON

Karen Johnson
Batch # 1208811
11/27/2024 10:00:57 AM
Fees: $13.00 Taxes: $1,480.00

Davidson County
DEEDWARR
2 pgs

20241127-0092827

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shayla Racquel Bass 107 Sadler Ct Nashville TN 37210	NEW OWNER	Tax Parcel ID No. 106 13 0 156.00

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, **Ryan Gordon Throne, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shayla Racquel Bass, an unmarried woman**, ("Grantee"), her 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 all of Lot No. 12, on the Plan of RESUBDIVISION OF PART OF SADLER PLACE, SECTION NINE, of record in Plat Book 2083, Page 77, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ryan Gordon Throne, Unmarried, by Warranty Deed from Conrad Spencer Myler and Rebekah R. Myler, Husband and Wife, of record in Instrument No. 20160504-0044215, in the Register's Office of Davidson County, Tennessee, dated May 02, 2016, and recorded on May 04, 2016.

Anne Marie Throne joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Ryan Gordon Throne.

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, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF SADLER PLACE, SECTION NINE, as recorded in Plat Book 2083, Page(s) 77.

Easement for Right of Way, recorded in Book 2246, Page 523.

This is improved property located at 107 Sadler Ct Nashville TN 37210

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, Grantors have executed this instrument on this 26th day of November, 2024.

Ryan Gordon Throne

Anne Marie Throne

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Gordon Throne and Anne Marie Throne, 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 26th day of November, 2024.

Notary Public
My Commission Expires: _____

