Karen Johnson Davidson County
Batch# 1212743 DEEDWARR
12/05/2024 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20241205-0094395

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049201

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Antonietta Netterville and Justin Matthew Netterville 449 Rochelle Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146 16 0 115.00

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, **Brown's Grove Construction LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Antonietta Netterville and Justin Matthew Netterville, wife and husband**, ("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. 703 on the Plan of BRENTWOOD HALL, SECTION VII, of record in Plat Book 2330, Page 27, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brown's Grove Construction LLC, a Tennessee limited liability company, by Quitclaim Deed from Zachary K. Balwin, a married man, of record in Instrument No. 20240214-0010241, in the Register's Office of Davidson County, Tennessee, dated February 13, 2024, and recorded on February 14, 2024.

Being the same property conveyed to Zachary K. Baldwin, a married man, by Warranty Deed from Joseph T. Botz, of record in Instrument No. 20230906-0069832, in the Register's Office of Davidson County, Tennessee, dated September 01, 2023, and recorded on September 06, 2023.

Being the same property conveyed to Joseph T. Botz, by Warranty Deed from Randall L. Ronning and spouse, Kay D. Ronning, of record in Book 10511, Page 66, in the Register's Office of Davidson County, Tennessee, dated June 27, 1997, and recorded on June 30, 1997.

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 BRENTWOOD HALL, SECTION VII, as recorded in Plat Book 2330, Page(s) 27.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 143 and Book 2397, Page 133.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2198, Page 3 and Book 2396, Page 523.

This is improved property located at 449 Rochelle Drive Nashville TN 37220

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 25th day of November, 2024.

Brown's Grove Construction LLC

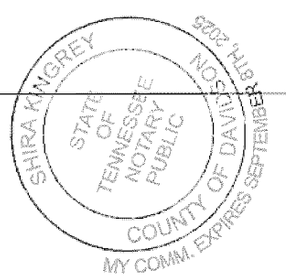
By: _____
Zachary Baldwin, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Zachary Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Brown's Grove Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of November, 2024.

_____
Notary Public



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or 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 November 25th, 2024

Affiant Signature

11/25/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25th day of November, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY