Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 241149326

Karen Johnson Davidson County
Batch # 1218372 **DEEDWARR**
12/19/2024 12 02 17 PM 2 pgs
Fees $13 00 Taxes $2,848 63
20241219-0098727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $769,900.00.

Sharon W. Dowdy
Affiant

Subscribed and sworn to before me, this 18th day of December, 2024.

Notary Public
My Commission Expires

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wyatt Lindsey and Laurie Lindsey 533 Clematis Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 06 0 073.00

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, **Sharon W. Dowdy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wyatt Lindsey and Laurie Lindsey, 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. 15 on the Plan of WEST MEADE ESTATES, SECTION FIVE, of record in Plat Book 3106, Page 73, Register's Office for said Country, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence W. Dowdy and wife, Sharon W. Dowdy, by Warranty Deed from Greg C. Link and wife, Christy C. Link, of record in Instrument No. 20040818-0099972, in the Register's Office of Davidson County, Tennessee, dated August 13, 2004, and recorded on August 18, 2004. The said Lawrence W. Dowdy died on September 11, 2018, leaving Sharon W. Dowdy as surviving tenant by the entirety.

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 WEST MEADE ESTATES, SECTION FIVE, as recorded in Plat Book 3106, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3399, Page 272 as amended in Book 3462, Page 281 and Book 4503, Page 111.

This is improved property located at 533 Clematis Drive Nashville TN 37205

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 18th day of December, 2024.

Sharon W. Dowdy

Sharon W. Dowdy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon W. Dowdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2024

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027