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

CRT File No. 241149436

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Karen Johnson Davidson County
Batch# 1221017 DEEDWARR
12/27/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20241227-0100687

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of December, 2024.

Notary Public
My Commission Expires: 11.3.2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelsey McMahan Williams and Matthew James Williams 6431 Charlotte Road Circle Nashville TN 37209	New Owner	Tax Parcel ID No. 102 04 0 103.00

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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, **Brielle M. Carroll and Peter C. Carroll, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kelsey McMahan Williams and Matthew James Williams, wife and husband**, ("Grantees"), their 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. 3, on the Plan of HORTON HEIGHTS, SECTION I, of record in Plat Book 2133, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Brielle M. Carroll and Peter C. Carroll, wife and husband, by Warranty Deed from Benjamin Kendrick and Spencer Kendrick, husband and wife, of record in Instrument No. 20201204-0141111, in the Register's Office of Davidson County, Tennessee, dated December 03, 2020, and recorded on December 04, 2020.

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 and thereafter, not yet due and payable.

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 HORTON HEIGHTS, SECTION I, as recorded in Plat Book 2133, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2135, Page 118.

This is improved property located at 6431 Charlotte Road Circle Nashville TN 37209

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 20th day of December, 2024.

Brielle M. Carroll

Peter C. Carroll

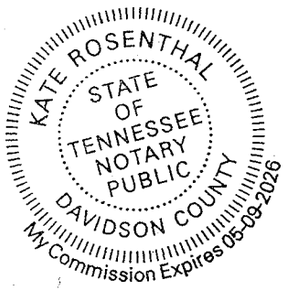
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brielle M. Carroll and Peter C. Carroll, 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 20th day of December, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/20/24 (date of document).

Affiant Signature

12/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025