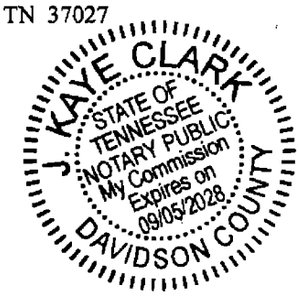
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of January, 2025.

Notary Public
My commission expires: 9.5.2028

Karen Johnson Davidson County
Batch# 1225802 DEEDWARR
01/13/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250113-0002616

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Johnathan AC Walton 4444 Stoneview Dr. Nashville, TN 37013	New Owners	165-13-A-173

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAYDN ANDREW PALMER, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOHNATHAN AC WALTON, AN UNMARRIED PERSON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Peppertree Forest P.U.D., Section 5, of record in Plat Book 7900, Page 499, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Haydn Andrew Palmer, by deed dated 08/06/2020, from John Norfleet Jr., of record in Instrument No. 20200813-0090760, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4444 Stoneview Dr., Nashville, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of December, 2024.

Haydn Andrew Palmer

Crystal Nicole Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Haydn Andrew Palmer and Crystal Nicole Palmer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of December, 2024.

My commission expires:

7/17/26

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 30, 2024

Affiant Signature

1/13/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of January, 202

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026