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

CRT File No. 241149351

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2025

Notary Public
My Commission Expires: 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1227812
01/17/2025 08 29 08 AM
Fees $18 00 Taxes $1,942 50

Davidson County
DEEDWARR
3 pgs

20250117-0003852

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen P Morton, III and Lindsay V. Morton 724 Vauxhall Drive Nashville TN 37221	New Owner	Tax Parcel ID No 141 15 0D 173.00

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, **Barry K. Robbins, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen P Morton, III and Lindsay V. Morton, 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. 173 on the Plan of PHASE III-D "SHEFFIELD" ON THE HARPETH of record in Plat Book 7900, Pages 710 and 712, Register's Office for said County.

Said Lot No. 173 fronts 51 25 feet on the Westerly margin of Vauxhall Drive and extends back 155.84 feet on the Northerly line(s) and 119.66 feet on the Southerly line to a dead line in the rear, measuring 186.80 feet thereon.

Being the same property conveyed to Barry K. Robbins, by Quitclaim Deed from Barry K. Robbins and Elena Robbins, husband and wife, of record in Instrument No. 20211129-0156901, in the Register's Office of Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

Being the same property conveyed to Barry K. Robbins and Elena Robbins, husband and wife, by Quitclaim Deed from Barry K. Robbins, of record in Instrument No. 20171012-0104531, in the Register's Office of Davidson County, Tennessee, dated October 05, 2017 and recorded on October 12, 2017.

Being the same property conveyed to Barry K. Robbins, by Warranty Deed from Daniel H. Kuhn and wife, Susan M. Kuhn, of record in Instrument No. 20030820-0121118, in the Register's Office of Davidson County, Tennessee, dated August 19, 2003 and recorded on August 20, 2003

Grantor warrants that the property in not subject to any marital rights therein.

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 PHASE III-D "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 710 & 712.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY SURVEY, "SHEFFIELD" ON THE HARPETH, as recorded in Plat Book 6900, Page(s) 9 as revised in Plat Book 6900, Page 395.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900 and Book 7145, Page 954, as amended in Book 8146, Page 463; Book 8505, Page 598; Book 8747, Page 97 and Book 9313, Page 806.

Easement for Transmission Line, recorded in Book 4136, Page 525.

Easement for Right of Way, recorded in Book 4279, Page 731

Easement for Water Line, recorded in Book 5738, Page 829.

Charter for "Sheffield" on the Harpeth Homeowners' Association, Inc., recorded as Book 6939, Page 983.

By Laws for "Sheffield" on the Harpeth Homeowners' Association, Inc., recorded as Book 7145, Page 964, as amended in Instrument No. 20241025-0083100.

Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc., recorded in Book 8276, Page 238.

Sheffield on the Harpeth Homeowners' Association, Inc., Rules and Regulations recorded in Instrument No. 20210708-0092059

This is improved property located at 724 Vauxhall Drive Nashville TN 37221

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 14th day of January, 2025

Barry K. Robbins _____

Barry K. Robbins

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry K Robbins, 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 _____ day of January, 2025

see attached _____
Notary Public
My Commission Expires: _____

Return to.
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RR-24-224

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Alameda }

On January 13, 2025 (Date) before me, Felicia Y Miller, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Barry K. Robbins (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm Expires June 12, 2025 ENC1

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document Warranty Deed

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
☐ Corporate Officer – Title(s) _____	☐ Corporate Officer – Title(s) _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer is Representing _____	Signer is Representing _____

©2019 National Notary Association