THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149763** Karen Johnson Davidson County Batch# 1238870 DEEDWARR 02/20/2025 12:16:30 PM 3 pgs Fees: $18.00 Taxes: $2,312.50 20250220-0012341	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 18th day of February, 2025. Notary Public My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Everett Michael Nadal 5624 Knob Road Nashville TN 37209	Send Tax Bills To: FirstBank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 103-06-0-113.00

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, **James H. Dill, Jr. and Kelli H. Dill, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Everett Michael Nadal, unmarried man**, ("Grantee"), his 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(s) 34, as shown on the map entitled Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER with those certain easements for driveway purposes granted in Book 5223, Page 847, and in Book 5224, Page 96, and in Book 5224, Page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES H. DILL JR. AND KELLI H. DILL, HUSBAND AND WIFE, by deed from JAY DANIEL SCOTT AND KRISTEN HANSINE SCOTT, HUSBAND AND WIFE, of record in Instrument No. 20080505-0046067 , dated May 1, 2008 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-06-0-113.00.

Matters shown on the Plan of record in Plat Book 1835, page 47, said Register's Office.

Easement(s) for driveway purposes of record in Book 5223, page 847, Book 5224, page 93 and Book 5224, page 96, said Register's Office.

This is improved property located at 5624 Knob Road 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 18th day of February, 2025.

James H. Dill, Jr.

Kelli H. Dill

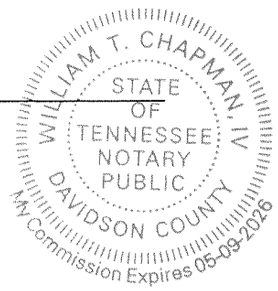
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Dill, Jr. and Kelli H. Dill, 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 18th day of February, 2025.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** 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 this the 18 day of February, 2025.

Affiant Signature
Date 2-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028