RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1242134
02/28/2025 10 27 58 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20250228-0015021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Brandon Mauldin and Emily Jane Kitos	New Owner	
(NAME)	(NAME)	090-12-0-342 00
572 Annex Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MATTHEW JACKSON CARROLL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BRANDON MAULDIN AND EMILY JANE KITOS, TRUSTEES OF THE MAULDIN KITOS LIVING TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Charlotte Park Annex, as shown on Plan of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 19 fronts 72.62 feet on the curving northerly side of Annex Court and extends back 85.4 feet along the westerly side of said lot to a point; thence 102.15 feet in a northeasterly direction to the northwest corner of said lot; thence eastwardly along the rear line 69.79 feet to a point; thence southwestwardly 135.73 feet to the southeast corner of said lot in the line of Annex Court.

Being the same property conveyed to Jerry W. Blair, and wife, Joy E. Blair by Warranty Deed from Ronald S. Zeitlin, and wife, Evelyn Elaine Zeitlin of record in Book 4224, page 447, Register's Office for Davidson County, Tennessee, dated March 22, 1968 and recorded on April 02, 1968.

Being the same property conveyed to 572 Annex, LLC by Warranty Deed from Jerry W. Blair and Joy E. Blair, Husband and Wife of record in Instrument No. 20240930-0075356 Register's Office for Davidson County, Tennessee, dated September 26, 2024 and recorded on September 30, 2024.

Being the same property conveyed to Matthew J. Carroll by Quitclaim Deed from 572 Annex, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20241205-0094430 Register's Office for Davidson County, Tennessee, dated November 21, 2024 and recorded on December 05, 2024. Mathhew J. Carroll is also known as Matthew Jackson Carroll.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 572 Annex Ct , Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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

JW2025-225

Witness my hand this 27th day of February, 2025

MATTHEW JACKSON CARROLL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Jackson Carroll, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2025

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2025-225