This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23894-CC

Karen Johnson Davidson County
Batch# 1243206 DEEDWARR
03/05/2025 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $6,919.00
20250305-0016737

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,870,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2025.

Notary Public
My Commission Expires: 7-6-26

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Robert Herschel Carnahan Nikki Renee Carnahan 8425 Rolling Hills Drive Nashville, TN 37221	New Owner	127-13-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Timothy W. Elizer and Jessica Necole Elizer, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Herschel Carnahan, Jr. and Nikki Renee Carnahan, husband and wife**, 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 all of Lot No. 16, Section Four, Merrymount Acres, according to survey and plat appearing of record in Plat Book 4460, pages 126 and 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Timothy W. Elizer and Jessica Necole Elizer, husband and wife by Warranty Deed from Joephine Ann Fitzgerald, a single woman, dated April 7, 2017, recorded April 10, 2017, of record in Instrument No. 20170410-0034734, Register's Office for Davidson County, Tennessee.

This improved property located at: **8425 Rolling Hills Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of March, 2025.

GRANTOR:

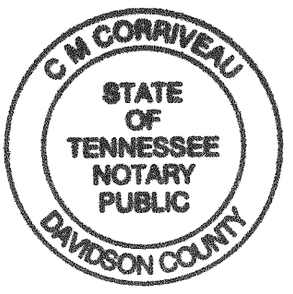
Timothy W. Elizer

Jessica Necole Elizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy W. Elizer and Jessica Necole Elizer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2025.



Notary Public
My Commission expires: 01/22/2029

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-5-25 (date of document).

Date: 3-5-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026