Karen Johnson Davidson County
Batch# 1244627 DEEDWARR
03/10/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250310-0017816

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149873** TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 5 day of March, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ryan and Peggy Allbritten 180 Woodson Lane Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 07 0 232.00

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, **Lyndsay Shea Adams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Allbritten and Peggy Allbritten, husband and wife**, ("Grantees"), their 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. 46 on the Plan of PARMA HEIGHTS of record in Plat Book 2133, Page 23, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lyndsay Shea Adams, unmarried by Quitclaim deed from Sherry Lynn May, married, and of record in Instrument No. **20250305-0016741**, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Timothy Douglas May and Sherry Lynn May, Husband and Wife, and Lyndsay Shea Adams, as joint tenants with right of survivorship, by Quitclaim Deed from Sherry May and Time May, Wife and Husband, of record in Instrument No. 20210729-0102119, in the Register's Office of Davison County, Tennessee, dated July 19, 2021 and recorded on July 29, 2021. Also see Scrivener's Affidavit of record in Instrument No. 20220708-0078899, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sherry May and Tim May, wife and husband, by Warranty Deed from Cindy D. Lockhart, unmarried, of record in Instrument No. 20210513-0064580, in the Register's Office of Davison County, Tennessee, dated April 27, 2021 and recorded on May 13, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARMA HEIGHTS, as recorded in Plat Book 2133, Page(s) 23.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2104, Page 614.

This is improved property located at 180 Woodson Lane, Nashville, TN 37211.

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 21st day of February, 2025.

L Adams 2.21.25
Lyndsay Shea Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyndsay Shea Adams, 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 21st day of February, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 5th, 2025

Affiant Signature

03/05/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 5th day of March, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY