THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250118**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $899,000.00 Affiant Subscribed and sworn to before me, this 7th day of March, 2025 Notary Public My Commission Expires: 11-3-25

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1245899
03/11/2025 02 38 37 PM
Fees $13 00 Taxes $3,326 30

Davidson County
DEEDWARR
2 pgs

20250311-0018464

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy Locklear and Raegan Locklear 843 Belton Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 02 0 050.00

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, **Armand Amritt and Jessica Kinahan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeremy Locklear and Raegan Locklear, 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 1, as shown on the map entitled the Plan of RESUBDIVISION OF LOT NO. 348, BROOK MEADE SECTION 9, of record in Plat Book 5190, Page 104, as amended in Instrument No. 20240823-0064942, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Armand Amritt and Jessica Kinahan, Married, by Warranty Deed from Katherine Formosa and husband, Oleg Ovchinnikov, of record in Instrument No. 20210721-0097790, in the Register's Office of Davidson County, Tennessee, dated July 19, 2021 and recorded on July 21, 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.

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 RESUBDIVISION OF LOT NO. 348, BROOK MEADE SECTION 9, as recorded in Plat Book 5190, Page(s) 104 , as amended in Instrument No. 20240823-0064942.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION IX, as recorded in Plat Book 2331, Pages 34 and 35.

Easement for Sanitary Sewer, Stormwater and Utility, recorded in Instrument No. 20210505-0060157.

Easement for Patio Encroachment, recorded in Instrument No. 20210505-0060158.

This is improved property located at 843 Belton Drive Nashville TN 37205

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 6th day of March, 2025

Armand Amritt

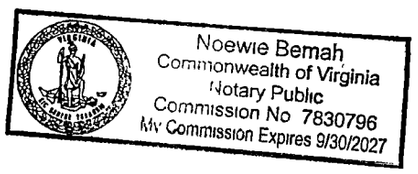
Jessica Kinahan

STATE OF VA
COUNTY OF HENRICO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Armand Amritt and Jessica Kinahan, 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 6th day of March, 2025.

Noewie Bemah
Notary Public
My Commission Expires: 9-30-2027



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-ORE-25-843