THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250249976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,025,000 00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1248132
03/19/2025 01 01 05 PM
Fees $13 00 Taxes $3,792 50

Davidson County
DEEDWARR
2 pgs

20250319-0019849

WARRANTY DEED

Address New Owner: Alton Ingram and Diana Vraney 420 Prestwick Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 104-14-0H-049.00 CO

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, **Jane S. Empson and Joe M. Empson, Trustees of The Jane S. Empson Living Trust, established by the Revocable Trust Agreement of Jane S. Empson dated October 7, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alton Ingram, unmarried, and Diana Vraney, unmarried, as joint tenants with right of survivorship**, ("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(s) 16, as shown on the map entitled Revised Final Plat of Whitworth Phase 3, Section 2, of record in Plat Book 7900, page 969, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JANE S. EMPSON, by deed from CLEMENTS-BARTOSH INTERESTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20010227-0017915, dated February 26, 2001, said Register's Office.

JANE S. EMPSON conveyed to JANE S EMPSON AND/OR JOE M. EMPSON, TRUSTEES OF THE JANE S. EMPSON LIVING TRUST, ESTALISHED BY THE REVOCABLE TRUST AGREEMENT OF JANE S EMPSON DATED OCTOBER 7, 2001, of record in Instrument No. 20120425-0035491, dated April 17, 2012, 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. 104-14-0H-049.00 CO.

Matters shown on the Plan of record in Plat Book 7900, page 969, amended in Book 9582, page 838 and corrected in Book 10270, page 34 , said Register's Office.

Matters shown on the Boundary Plan of record in Book 6900, page 840, said Register's Office Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, said Register's Office.

Amended By-Laws of record in Instrument No. 20020723-0088620 and Instrument No. 20191003-0101242, said Register's Office.

Sanitary Sewer Easement of record in Book 3467, page 204, said Register's Office

Deed of Easement of record in Book 9567, page 691, said Register's Office.

Easement Agreement of record in Book 9778, page 16, said Register's Office.

Designation and Agreement of Declarant of record in Book 9582, page 868, said Register's Office.

This is improved property located at 420 Prestwick Court 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 18th day of March, 2025.

The Jane S. Empson Living Trust, established by the Revocable Trust Agreement of Jane S. Empson dated October 7, 2011

Joe M Empson
By: Joe M. Empson, Trustee

Jane S. Empson
By: Jane S. Empson, Trustee

STATE OF TN)

COUNTY OF Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe M. Empson and Jane S. Empson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Jane S. Empson Living Trust, established by the Revocable Trust Agreement of Jane S. Empson dated October 7, 2011the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of March, 2025.

Notary Public

My Commission Expires: 4-19-26

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp 04/19/2026
COUNTY OF RUTHERFORD