WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
[illegible] Burton Hills Blvd , Suite 190
Nashville, TN 37215

File #25-TC-0727-C

(SEAL) HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
John Vann and Karen Vann	New Owner	
(NAME)	(NAME)	
84 Fairway Drive		**103 10 0 005.00**
(ADDRESS)	(ADDRESS)	
Bristol, TN 37620		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CAROLINE WILLIAMS AND ROBERT WILLIAMS, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOHN VANN, AND KAREN VANN, husband and wife

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennessee, Being Lot 42, SECTION 4, BROOKSIDE COURTS ADDITION NO 4, as shown on plat of record in Plat Book 2083, Page 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Caroline Brzozowicz and Robert Williams, by Warranty Deed from Sean Leitzell and Jennifer Leitzell, husband and wife, as tenants by the entirety, of record in Instrument No. 20200403-0035839, in the Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 03, 2020. Caroline Brzozowicz is nka Caroline Williams.

This conveyance is subject to.
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, BROOKSIDE COURTS ADDITION NO 4, as recorded in Plat Book 2083, Page(s) 59
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **727 Kendall Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1248136
03/19/2025 01 03 59 PM
Fees $13 00 Taxes $2,146 00

Davidson County
DEEDWARR
2 pgs

20250319-0019853

Witness my/our hand(s) this the 18th day of March, 2025

Caroline Williams

Robert Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Caroline Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

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

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Robert Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

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

Notary Signature
My commission expires

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028