THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350175** Karen Johnson Batch # 1255361 04/02/2025 10 49 09 AM Fees $13 00 Taxes $1,850 00 Davidson County DEEDWARR 2 pgs 20250402-0024984	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000 00 Affiant Subscribed and sworn to before me, this 1st day of April, 2025 Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacqueline Nalpant 6518 Sprint Drive Nashville TN 37209	New Owner	Tax Parcel ID No 102 03 0 088.00

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, **Spencer Foote and Caitlin Foote, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jacqueline Nalpant**, ("Grantees"), their 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. 1284 on the Plan of CHARLOTTE PARK, SECTION 18 of record in Plat Book 3600, Page (s) 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1284 fronts 84.81 feet on the Easterly side of Sprint Drive and extends back 166 5 feet on the Northerly line and 195.0 feet on the Southerly line to a dead line in the rear, measuring 62.60 feet thereon.

Being the same property conveyed to Spencer Foote and Caitlin Foote, Husband and Wife, by Warranty Deed from Daniel D Gartley and Lacey Gartley, Husband and Wife, of record in Instrument No. 20181206-0119176, in the Register's Office of Davidson County, Tennessee, dated December 05, 2018, and recorded on December 06, 2018.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 CHARLOTTE PARK, SECTION 18, as recorded in Plat Book 3600, Page(s) 51 and 52.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3765, Page 130.

This is improved property located at 6518 Sprint Drive Nashville TN 37209

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 1st day of April, 2025

Spencer Foote

Caitlin Foote

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Foote and Caitlin Foote, 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 1st day of April, 2025

Notary Public

My Commission Expires _____

