Karen Johnson
Batch # 1257807
04/11/2025 09 03 AM
Fees $13 00 Taxes $6,660 00

Davidson County
DEEDWARR
2 pgs

20250411-0027087

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

CRT File No. 250250106

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000 00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2025

Notary Public
My Commission Expires: March 3, 2026

DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information·
Molly Seale and Kevin Seale	Truist Bank	Tax Parcel ID No
51 Park Crescent Circle	1001 Semmes Ave	131-06-0C-045 00 CO
Nashville TN 37215	Richmond, VA 23224	

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, **Kenley S. Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Molly Seale and Kevin Seale, wife and husband**, ("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) 77, as shown on the map entitled Burton Hills Estates Tract 9, of record as Plat Book 6250, page 596, 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 KENLEY S. SMITH, by deed from GARY S. BURR, of record in Instrument No 20120829-0077933, dated August 20, 2012, said Register's Office

Molly Elizabeth Breen joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 131-06-0C-045 00 CO

Matters shown on the Plan of record as Plat Book 6250, page 596, 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 as Book 6517, page 522, Book 6644, page 23, Book 6691, page 593, Book 6778, page 532; Book 6778, page 536; Book 6911, page 120, Book 6917, page 730, Book 7046, page 520 and Book 7076, page 691, and Instrument No 20040712-0082567, said Register's Office

Restrictive Covenants contained in instrument of record as Book 6326, page 588, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4298, page 491, said Register's Office.

Reservation of easements in Deed of record in Book 8653, page 51, said Register's Office.

This is improved property located at 51 Park Crescent Circle Nashville TN 37215

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 8th day of April, 2025

Kenley S. Smith

Molly Elizabeth Breen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenley S. Smith and Molly Elizabeth Breen, 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 8th day of April, 2025

Notary Public

My Commission Expires. _____

