Karen Johnson Davidson County
Batch# 1260058 DEEDWARR
04/15/2025 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250415-0028449

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

CRT File No. 250350314

CASSIE LOVORN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2025.

Notary Public
My Commission Expires: 2/17/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Brown and Nancy Brown 609 Barlin Drive Nashville TN 37221	~~New Owner~~ First Choice Lending 9821 Cogdill Rd., Ste. 2 Knoxville, TN 37932	Tax Parcel ID No. 142 10 0B 080.00

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, **Emily E. Walter, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Brown and Nancy Brown, married to each other**, ("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 No. 80 on the Plan of BELLE POINTE, A PLANNED UNIT DEVELOPMENT, PHASE TWO of record in Plat Book 6250, Page 797 and as established by Declaration of Covenants, conditions and restrictions of record in Book 6689, Page 772, amendments of record in Book 6702, Page 409, in Book 6774, Page 774 made applicable to Phase II of record in Book 6770, Page 814, in Book 6862, Page 292, Book 6819, Page 164, amendments of bylaws of record in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443 and in Instrument No. 20020130-0013252 and Supplemented in Book 6959, Page 766 and Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20051027-0130021; Restated and Amended Rules and Regulations recorded in Instrument No. 20141202-0110210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily E. Walter, a single woman, by Warranty Deed from Chase Wood and Heidi Sizemore Wood (F/K/A Heidi Sizemore), husband and wife, of record in Instrument No. 20181001-0097105, in the Register's Office of Davidson County, Tennessee, dated September 17, 2018 and recorded on October 01, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELLE POINTE, A PLANNED UNIT DEVELOPMENT, PHASE TWO, as recorded in Plat Book 6250, Page(s) 797.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6689, Page 772, as amended in Book 6702, Page 409; Book 6770, Page 814; Book 6774, Page 774; Book 6819, Page 164; Book 6862, Page 292; Supplemented in Book 6959, Page 766; amendment to Bylaws record in Book 7409, Page 224; Book 7851, Page 215; Book 9319, Page 443; Instrument No. 20020130-0013252 and Rule Regarding Enforcement of Governing Documents recorded in Instrument No. 20051027-0130021; Restated and Amended Rules and Regulations recorded in Instrument No. 20141202-0110210.

Common Open Space Deed recorded as Book 6774, Page 776.

This is improved property located at 609 Barlin Drive Nashville TN 37221

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 11th day of April, 2025.

Emily E. Walter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily E. Walter, 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 11th day of April, 2025.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/11/2025.

Affiant Signature – Joshua A. Terry

4/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27