WARRANTY DEED

Karen Johnson
Batch # 1267445
05/01/2025 02 36 15 PM
Fees $13 00 Taxes $1,376 40

Davidson County
DEEDWARR
2 pgs

20250501-0033839

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,000 00

Affiant

Subscribed and sworn to me on 04/25/25

NOTARY PUBLIC

My Commission Expires

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO·	MAP – PARCEL #
James Alex Daugherty 649 Bristol Creek Road Nashville, TN 37221	Truist Bank PMT Processing PO Box 79041 Baltimore, MD 21279	142 07 0J 649.00

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Todd Howard and Stacey Howard, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto James Alex Daugherty, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being Unit 649, aka Lot No 35, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No 20171228-0131735, and as amended by Instrument Nos 20180301-0019441 and 20190607-0054760, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Todd Howard and Stacey Howard, husband and wife, by Warranty Deed from Romain Michel Fournel, unmarried, of record in Instrument No 20210920-0125869, Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 20, 2021

This is improved property known as 649 Bristol Creek Road, Nashville, Tennessee 37221

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/ her successors 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

Witness our hands on 04/25/25

Todd Howard

Stacey Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/25/25, before me personally appeared Todd Howard and Stacey Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on 04/25/25

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 9-8-2025