THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** Karen Johnson Davidson County Batch # 1267449 DEEDWARR 05/01/2025 02 40 34 PM 2 pgs Fees $13 00 Taxes $2,960 00 20250501-0033845	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $799,999 00 Affiant Subscribed and sworn to before me, this 29th day of April, 2025 Notary Public My Commission Expires.

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner· Walter Corley Townsend, IV and Anna Elizabeth Blalock Townsend 154 Haverford Drive Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Information Tax Parcel ID No 115-16-0-076 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, **Robert Bailey Brandon, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Corley Townsend, IV and Anna Elizabeth Blalock Townsend, husband and wife**, ("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) 15, as shown on the map entitled West Meade Farms Section 3, of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to ROBERT BAILEY BRANDON, by deed from WILLIAM BENSON AND EMILY S MCEVER BENSON, HUSBAND AND WIFE, of record in Instrument No. 20200507-0047747, dated April 15, 2020, said Register's Office.

Julie Brandon 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 115-16-0-076 00

Matters shown on the Plan of record in Plat Book 1835, page 4, said Register's Office.

This is improved property located at 154 Haverford Drive Nashville TN 37205

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 29th day of April, 2025

Robert Bailey Brandon by Julie Brandon, his Attorney-in-Fact
by Julie RBrn, Attorney-in-fact

Julie Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Brandon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert Bailey Brandon and that she is authorized by Robert Bailey Brandon to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of April, 2025

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026