Karen Johnson Davidson County
Batch# 1270387 DEEDWARR
05/08/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250508-0035999

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450610**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2025. Notary Public My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Address New Owner: Chelsea Ward and Alec Stunkel 2601 Carter Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 04 0 167.00

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, **Zachary Aaron Saei and Taylor Gadd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chelsea Ward, a single person and Alec Stunkel, a single person, joint tenants with the right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 423, on the Plan of DUGGER HEIGHTS, SECTION IV, of record in Plat Book 2083, Page 86, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Aaron Saei and Taylor Gadd, Husband and Wife, as tenants in common, by Quitclaim Deed from Zachary Saei, A/K/A Zachary Aaron Saei, married, of record in Instrument No. 20220510-0053299, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on May 10, 2022.

Being the same property conveyed to Zachary Saei, by Warranty Deed from Christopher C. Lowry, of record in Instrument No. 20140103-0000756, in the Register's Office of Davidson County, Tennessee, dated November 14, 2013 and recorded on January 03, 2014.

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.

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 DUGGER HEIGHTS, SECTION IV, as recorded in Plat Book 2083, Page(s) 86.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2275, Page 179.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4001, Page 127.

This improved property located at 2601 Carter Avenue Nashville TN 37206

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 7th day of May, 2025.

Zachary Aaron Saei

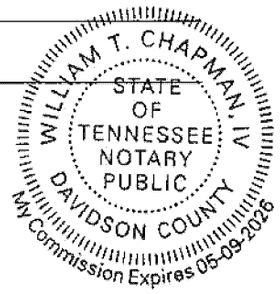
Taylor Gadd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Aaron Saei and Taylor Gadd, 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 7th day of May, 2025.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **May 7, 2025**.

Date

Alli P

Affiant Signature

5/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County