Karen Johnson
Batch # 1271544
05/09/2025 02 27 11 PM
Fees $13 00 Taxes $4,717 50
Davidson County
DEEDWARR
2 pgs
20250509-0036732

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

**CRT File No. 250350367**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,275,000 00

Affiant

Subscribed and sworn to before me, this 2nd day of May, 2025.

Notary Public
My Commission Expires.

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Ryan Nicholas Walsh and Mallory Joy Uekman Walsh<br>5420 Trousdale Drive<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>160 08 0C 006.00 |

**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, **Daniel Stephenson and Hannah Stephenson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Nicholas Walsh and Mallory Joy Uekman Walsh, husband and wife**, ("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. 6 on the Plan of BRENTWOOD BRANCH, CLUSTER LOT SUBDIVISION of record in Plat at Instrument No. 20210225-0023477, in the 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 Daniel Stephenson and Hannah Stephenson, Husband and Wife, by Warranty Deed from BNA Development LLC, of record in Instrument No. 20240306-0015533, in the Register's Office of Davidson County, Tennessee, dated March 04, 2024, and recorded on March 06, 2024.

Being part of the same property conveyed to BNA Development LLC, by Warranty Deed from Michael Yates and wife Sharon K. Yates, of record in Instrument No. 20180316-0025083, in the Register's Office of Davidson County, Tennessee, dated March 15, 2018, and recorded on March 16, 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

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 BRENTWOOD BRANCH, CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20210225-0023477.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROADWELL ACRES, as recorded in Plat Book 2663, Page(s) 118.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTVIEW HILLS, as recorded in Plat Book 3300, Page(s) 43.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EPWORTH, as recorded in Plat Book 5200, Page(s) 745.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAXWELL CROSSING, as recorded in Plat Book 6250, Page(s) 390.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6522, Page 153.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210331-0042636.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2880, Page 353 and Instrument No. 20170925-0097843.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6867, Page 597.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20181127-0115791.

Charter for The Brooks at Crieve Hall Homeowners' Association, Inc. recorded as Instrument No. 20210427-0055759.

This is improved property located at 5420 Trousdale Drive Nashville TN 37220

**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 2nd day of May, 2025.

Daniel Stephenson

Hannah Stephenson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Stephenson and Hannah Stephenson, 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 2nd day of May, 2025.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: DM-C-25-5420**