THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551105** Karen Johnson Davidson County Batch # 1280158 DEEDWARR 06/02/2025 10 05 02 AM 2 pgs Fees $13 00 Taxes $3,607 50 20250602-0042992	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $975,000 00 Affiant Subscribed and sworn to before me, this 30th day of May, 2025 Notary Public My Commission Expires

WARRANTY DEED

Address New Owner Norman Carney Revocable Living Trust 655 N Main St Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information· Tax Parcel ID No 104-02-1G-006 00 CO

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, **Karrie K. Shroyer and John L. Shroyer, Trustees of The Karrie Shroyer Revocable Trust dated June 28, 2017** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Norman Ryan Carney, Trustee, or his successors in interest, of the Norman Ryan Carney Revocable Living Trust dated March 6, 2025, and any amendments thereto**, ("Grantees"), his 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 Unit No 6 on the plan of Acropolis Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Acropolis Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No 20070719-0086032, and amended in Instrument No 20090701-0061359, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to KARRIE K SHROYER AND JOHN L SHROYER, TRUSTEES OF THE KARRIE SHROYER REVOCABLE TRUST DATED JUNE 28, 2017, by deed from LINDA TUERO LINDSLEY, TRUSTEE OF THE LINDA T LINDSLEY REVOCABLE TRUST DATED FEBRUARY 8, 2018, of record in Instrument No 20210615-0080572, dated June 8, 2021, said Register's Office.

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. 104-02-1G-006 00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No 20070719-0086032 and amended in Instrument No 20090701-0061359, said Register's Office

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071220-0145976, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20071220-0145989, said Register's Office.

Easement(s) of record as Instrument No. 20090529-0049496, said Register's Office.

Matters shown on the Plan of record in Plat Book 332, page 139 and in Plat Book 421, pages 82-83, said Register's Office.
Matters shown on the Plan of record as Instrument No. 20080312-0024885, said Register's Office.

This is improved property located at 421 Avoca Street Nashville TN 37203

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 30th day of May, 2025

The Karrie Shroyer Revocable Trust dated June 28, 2017

By: Karrie K. Shroyer, Trustee

By: John L. Shroyer, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karrie K. Shroyer and John L. Shroyer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Karrie Shroyer Revocable Trust dated June 28, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 30th day of May, 2025

Notary Public

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

My Commission Expires: _____