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

CRT File No. 250450525

Karen Johnson Davidson County
Batch # 1280171 **DEEDWARR**
06/02/2025 10 14 01 AM 2 pgs
Fees $13 00 Taxes $2,516 00
20250602-0043013

Prepared b
Record and Retu
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $680,000 00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2025

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information
Charles Emerson Blevins and Laura Gibson Blevins 4940 Briarwood Drive Nashville TN 37211	New Owner	Tax Parcel ID No 147 05 0 143.00

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, **Trenton Wiles and Talia Wiles, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Emerson Blevins and Laura Gibson Blevins, 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 500 on the Plan of SECTION SIX, CRIEVE HALL ESTATES of record in Plat Book 2331, Page (s) 1 and 2, 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 Trenton Wiles and Talia Wiles, husband and wife, by Warranty Deed from Peter R. Mallen and Sara E Mallen Trustee of the Peter R and Sara E. Mallen Trust dated May 13, 2011, of record in Instrument No 20220805-0089295, in the Register's Office of Davidson County, Tennessee, dated August 2, 2022 and recorded on August 5, 2022

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SIX, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2 Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92

Water Main as recorded in Book 2333, Page 280.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution

This is improved property located at 4940 Briarwood Drive Nashville TN 37211

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

Trenton Wiles

Talia Wiles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trenton Wiles and Talia Wiles, 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 30th day of May, 2025

Notary Public
My Commission Expires. _____

