Prepared by
Record [illegible] to
Chapman [illegible] Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 250450581

Karen Johnson
Batch # 1280180
06/02/2025 10 18 48 AM
Fees $13 00 Taxes $6,243 75

Davidson County
DEEDWARR
2 pgs

20250602-0043026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,687,500.00

Affiant

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

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Kerr 1806 Ashwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104 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, **Stephen Pettitt and Kathleen Kelly, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Kerr**, ("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, the Easterly 5 feet of Lot Number 138 and the Westerly 55 feet of Lot Number 139 on the Plan of REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lots adjoin and front together 60 feet on the Northerly side of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Stephen Pettitt and Kathleen Kelly, husband and wife, by Warranty Deed from Brian A. Lassiter and wife, Kristel W. Lassiter, of record in Instrument No. 20190903-0088415, in the Register's Office of Davidson County, Tennessee, dated August 23, 2019 and recorded on September 03, 2019.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20230519-0037608.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230914-0072085.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1806 Ashwood Avenue Nashville TN 37212

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.

Stephen Pettitt

Kathleen Kelly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Pettitt and Kathleen Kelly, 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: _____

