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

CRT File No. 250550860

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $903,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2025.

Notary Public
My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Karen Johnson Davidson County
Batch # 1283563 DEEDWARR
06/09/2025 02:29:22 PM 2 pgs
Fees: $13.00 Taxes: $3,341.10

20250609-0045245

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maddin Nelson and Brian Posey 2708 West Linden Avenue Nashville TN 37212	~~New Owner~~ Truxton Trust Company 20 Burton Hills, Blvd, Ste. 200 Nashville, TN 37215	Tax Parcel ID No. 104 15 0 136.00

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, **Allison P. Anoll and Andrew C. Runyan, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maddin Nelson and Brian Posey, wife and husband,** ("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 the Easterly 47 feet of the West half of Lot 11, Plan of SUNSET PARK SUBDIVISION, as shown on plat of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 47 feet on the North side of West Linden Avenue, and runs back between parallel lines 163 feet on the East margin and 163.4 feet on the West margin of the South line of Lot No. 18.

Being the same property conveyed to Allison P. Anoll and Andrew C. Runyan, wife and husband, by Warranty Deed from Lora Mitchell Harding and Joseph Andrew Harding, wife and husband, of record in Instrument No. 20200623-0067141, in the Register's Office of Davidson County, Tennessee, dated June 15, 2020 and recorded on June 23, 2020.

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 SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

Easement for overhang, recorded in Book 9666, Page 429.

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

This is improved property located at 2708 West Linden 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 5th day of June, 2025.

Allison P. Anoll

Andrew C. Runyan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allison P. Anoll and Andrew C. Runyan, 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 5th day of June, 2025.

Notary Public

My Commission Expires: _____

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