WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1292550 DEEDWARR
07/02/2025 07:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250702-0052057

File #25-PA-5524-BM

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert P. Talbot	**New Owner**	
(NAME)	(NAME)	
5524 Thalman Drive		**161 09 0 097.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOSEPH WILLIAMS ENNIS AND KRISTEN ENNIS RUTLEDGE, AS CONSERVATORS FOR JOSEPH H. ENNIS,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT P. TALBOT, A MARRIED MAN

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 61(A), as shown on the map entitled ZONE LOT DIVISION OF LOT 61, BRENTWOOD MEADOWS, PHASE 3, of record as Plat Book 6900, page 218, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph H. Ennis, by Warranty Deed from Shirley Jean Dodge, a single person, of record in Instrument No. 20121114-0104779, in the Register's Office of Davidson County, Tennessee, dated November 13, 2012 and recorded on November 14, 2012. The said Kristen Ennis Rutledge and Joseph Williams Ennis having been appointed Conservators for the said Joseph H. Ennis (also known as Joseph Henry Ennis) with authority to sell said property as evidenced in Case No. 25P113 in the Second Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOT 61, BRENTWOOD MEADOWS, PHASE 3, as recorded in Plat Book 6900, Page(s) 218.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three Brentwood Meadows, as recorded in Plat Book 6250, Page 555.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6771, Page 442.
*Road Maintenance Declaration recorded in Book 6510, Page 844 and Book 6617, Page 423.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5524 Thalman Drive, Brentwood, TN 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th day of June, 2025.

Conservatorship of Joseph H. Ennis

By: _____
Joseph Williams Ennis, Conservator

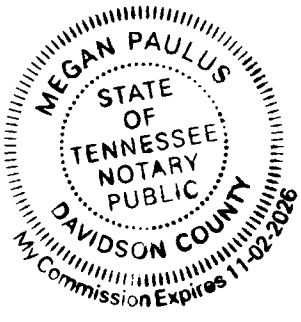
By: _____
Kristen Ennis Rutledge, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2025, before me personally appeared Joseph Williams Ennis and Kristen Ennis Rutledge, Conservators for Joseph H. Ennis, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be such persons' free act and deed.

Witness my hand, at office, this 26th day of June, 2025.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Samantha Sweet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2025 (date of document).

Affiant Signature

7/1/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL