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

CRT File No. 250651396

Karen Johnson Davidson County
Batch # 1298066 DEEDWARR
07/16/2025 09 34 10 AM 2 pgs
Fees $13 00 Taxes $851 00

20250716-0056017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $230,000 00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2025.

Notary Public

My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Martin J. Colgan and Susan J. Colgan, Mark A. Colgan and Taylor R. Colgan, and Jason Casey 3927 Kimpalong Ave Nashville, TN 37205	New Owner	Tax Parcel ID No. 119 15 0 115.00

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, **J. C. Carlton, Jr., married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin J. Colgan and Susan J. Colgan, husband and wife and Mark A. Colgan and Taylor R. Colgan , husband and wife, and Jason Casey, unmarried, as tenants in common** ("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. 14 on the Plan of SECTION THREE, SOUTHLAKE, as of record in Plat Book 2331, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J C. Carlton, Jr., by Warranty Deed from David Vana-Miller (also known as David Miller), of record in Book 11084, Page 956, in the Register's Office of Davidson County, Tennessee, dated August 12, 1998, and recorded on August 27, 1998.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights threin

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.

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 SECTION THREE, SOUTHLAKE, as recorded in Plat Book 2331, Page(s) 97

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 2490, Pages 111

This is improved property located at 2910 Mavert 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 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 15th day of July, 2025

J C. Carlton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. C. Carlton, Jr., 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 15th day of July, 2025.

CHAD PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

Notary Public
My Commission Expires: _____