Karen Johnson
Batch # 1304369
08/01/2025 10 03 29 AM
Fees $13 00 Taxes $7,215 00
Davidson County
DEEDWARR
2 pgs
20250801-0061022

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

CRT File No. 250651324

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,950,000 00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025

Notary Public
My Commission Expires 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner.	Send Tax Bills To:	Tax Information:
Dennis J. McNeely and Barbara A. McNeely 6005 Andover Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158 08 0 014 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, **Jeffrey Esposito and Sonia Esposito, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis J. McNeely and Barbara A. McNeely, 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.

Tract I:
Land in Davidson County, Tennessee, being Lot No. 520 on the Plan of HILLSBORO PARK SECTION 11, as of record in Plat Book 2900, page 74, Register's Office for said County.

Said Lot No. 520 fronts 200.1 feet on the Northerly side of Andover Drive and extends back 965 feet on the Westerly line and 952 feet on the Easterly line, to a dead line in the rear, which is a broken line, measuring 226.1 feet thereon.

Included in the above description, but specifically excluded therefrom is the following tract of land:

Certain real estate in Davidson County, Tennessee, as follows: Being a part of Lot No. 520 on the Plan of HILLSBORO PARK SECTION 11, of record in Plat Book 2900, page 74, Register's Office for said County, as follows.

Beginning at a point on the common line between Lot No 520 and Lot No 519, 90 feet from the Northerly side of Andover Drive; thence proceeding at a right angle a distance of 18 feet, thence at a right angle and parallel to the said common line between said lots a distance of 125 feet, thence at a right angle a distance of 18 feet to the common line between said lots, and thence with said common line to the Point of Beginning.

Tract II:
Certain real estate in Davidson County, Tennessee, as follows Being a part of Lot No 521 on the Plan of HILLSBORO PARK SECTION 11, of record in Plat Book 2900, page 74, Register's Office for said County, as follows.

Beginning at a point on the common line between Lots Nos. 521 and 520, 75 feet from the Northerly side of Andover Drive; thence with said common line a distance of 90 feet, thence at a right angle 29 feet, thence in a Southerly direction toward Andover Drive to a point located 4 feet East of said common line; thence parallel with the Northerly side of Andover Drive to the Point of Beginning.

Being the same property conveyed to Jeff Esposito and Sonia Esposito, husband and wife, by Warranty Deed from Pendleton Square Trust Company, LLC, Executor of the Estate of John C. Lovell, of record in Instrument No. 20230421-0029545, in the Register's Office of Davidson County, Tennessee, dated April 20, 2023 and recorded on April 21, 2023.

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 HILLSBORO PARK SECTION 11, as recorded in Plat Book 2900, Page(s) 74

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 as amended in Book 3031, Page 113.

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

This is improved property located at 6005 Andover Drive Nashville TN 37215

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 31st day of July, 2025

Jeffrey Esposito

Sonia Esposito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Esposito and Sonia Esposito, 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 31st day of July, 2025

Notary Public
My Commission Expires. _____

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