Karen Johnson Davidson County
Batch# 1305613 DEEDWARR
08/04/2025 07:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20250804-0061282

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

**CRT File No. 250751606**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: ~~$715,000.00~~.

Affiant

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

Notary Public
My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-16-202

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Carson Southard and Christine Whitty<br>331 Duke Street<br>Nashville TN 37207 | Legacy Home Loans, LLC DBA Steadfast Mortgage<br>408 Highway 76<br>White House, TN 37188 | Tax Parcel ID No.<br>071 08 0 432.00 |

**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, **Dean Tozer, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carson Southard, an unmarried man and Christine Whitty, an unmarried woman, as joint tenants with rights of survivorship** ("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. 1 on the Plan of DUKE STREET SUBDIVISION of record in Instrument No. 20220802-0087688, in the Register's Office for said county, to which Plan reference is made for a complete description.

Being a part of the same property conveyed to Dean Tozer, by Quit Claim Deed from Goddard Construction Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20241204-0094071, in the Register's Office of Davidson County, Tennessee, dated December 02, 2024 and recorded on December 04, 2024.

Being a part of the same property conveyed to Goddard Construction Company, LLC, by Quit Claim Deed from Dean T. Tozer, of record in Instrument No. 20220208-0014524, in the Register's Office of Davidson County, Tennessee, dated January 25, 2022 and recorded on February 08, 2022.

Being a part of the same property conveyed to Dean T. Tozer, by Warranty Deed from TRE Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20220120-0007701, in the Register's Office of Davidson County, Tennessee, dated December 15, 2021 and recorded on January 20, 2022.

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 2023 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 DUKE STREET SUBDIVISION, as recorded in Instrument No. 20220802-0087688.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J B HAYNIES ORIENTAL SUBDIVISION, as recorded in Plat Book 161, Page 26 & 27.

This is improved property located at 331 Duke Street Nashville TN 37207

**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.

Dean Tozer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dean Tozer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he 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: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 31 day of July, 2025.

Affiant Signature
Date 7-31-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028