Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

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

CRT File No. 250350414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of August, 2025.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1306065
08/05/2025 10 23 19 AM
Fees $13 00 Taxes $5,920 00

Davidson County
DEEDWARR
2 pgs

20250805-0062010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Wayne Betts 2520 Eugenia Ave Nashville, TN 37211	New Owner	Tax Parcel ID No. 145-08-0-016.00

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, **Catherine LeDevic, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Wayne Betts, married**, ("Grantee"), his 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(s) 1 , as shown on the map entitled The J.L. Perry Subdivision, of record in Plat Book 2133, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to William R. Wilcox and wife, Patricia D. Wilcox, by deed from Roy L. Matlock and wife, Martha H. Matlock, of record in Book 3984, page 475, dated January 28, 1966, said Register's Office.

Patricia D. Wilcox predeceased her husband, leaving William R. Wilcox as the surviving tenant by the entirety. William R. Wilcox died on or about September 29, 2006. His Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 07P1604 and devised the property to his daughter, Catherine P. Wilcox. For further reference see Personal Representative Deed of record in Instrument No. 20120315-0022464, said Register's Office.

Catherine P. Wilcox is now known as Catherine LeDevic.

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.

Matters shown on the Plan of record in Plat Book 2133, page 126, said Register's Office.

This is improved property located at 1045 Balmoral Drive Nashville TN 37220

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 1st day of August, 2025.

Catherine LeDevic by Tyrone J. Taylor her Attorney-In-Fact

Catherine LeDevic by Tyrone J. Taylor, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyrone J. Taylor, 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, and who further acknowledged that he is the Attorney-in-Fact for Catherine LeDevic and that he is authorized by Catherine LeDevic to execute this instrument on her behalf.

Witness my hand, at office, this 1st day of August, 2025

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

Notary Public

My Commission Expires. _____