WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311447 DEEDWARR
08/18/2025 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20250818-0065845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF AUGUST, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC. 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3439LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ernest A. Andrews and Nita B. Andrews	Same as the Property NEW OWNER	
2524 Devon Valley Drive		
Nashville, TN 37221		142 16 0D 024.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JANE M. CALDWELL, A SINGLE WOMAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERNEST A. ANDREWS AND NITA B. ANDREWS,HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 2nd Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 72 on the Final Plat Devon Valley, Phase I, of record in Plat Book 7900, Page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane Moorhead Caldwell, a single woman, by Warranty Deed from William Birdsley and Suzanne Csorna, husband and wife, dated October 18, 2013, and recorded October 22, 2013, of record in Instrument No. 20131022-0109968, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 2524 Devon Valley Drive, Nashville, Tennessee, 37221
TAX PARCEL ID/APN: 142 16 0D 024.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 7900, Page 458, as formerly recorded in Plat Book 6900, Page 398, of the Public Records of Davidson County, Tennessee. Devon Hills Open Space Dedication Plat recorded in Plat Book 9700, Page 743, of the Public Records of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 7517, Page 283 (Bylaws on Pages 344-366), as amended of record in Book 7517, Page 367; Book 8120, Page 402; Book 8180, Page 222; Book 8712, Page 618; Book 8712, Page 620; Book 8796, Page 410; Book 9150, Page 182; Book 10692, Page 750; and Book 10692, Page 753, of the Public Records of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Charter of Devon Hills Homeowners Association, Inc. recorded in Book 7580, Page 564, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Storm Water Detention Agreement recorded in Book 8643, Page 494, of the Public Records of Davidson County, Tennessee Subject to rights of others in and to the common areas and/or elements. Rights of adjoining owners to party wall(s) located partly on the Land.

This is improved property known as 2524 Devon Valley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 18th day of August, 2025.

Jane Moorhead Caldwell

Jane Moorhead Caldwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jane Moorhead Caldwell, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 18th day of August, 2025.

Notary Public My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

I Lisa Allard, 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 August 18, 2025.

Lisa Allard August 18, 2025

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this August 18, 2025.

Jim R Vanderpool

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY