Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751665

Karen Johnson
Batch # 1313055
08/21/2025 10 48 00 AM
Fees $13 00 Taxes $1,702 00

Davidson County
DEEDWARR
2 pgs

20250821-0066973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2025.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wes Whittaker 304 Roslyn Ct Nashville TN 37221	New Owner	Tax Parcel ID No. 141-07-0B-071.00-CO

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, **Laura B. Houston and Richard M. Houston, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Wes Whittaker,** an unmarried man ("Grantee"), 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. 69 on the Plan of Section Three Somerset Farms of record in Plat Book 7900, Page 741, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laura B. Houston and Richard M. Houston, husband and wife by Warranty Deed from Joseph Alexander Schnitzer and Meredith Lyndy Schnitzer, husband and wife of record in Instrument No. 20230428-0031390 Register's Office for Davidson County, Tennessee, dated April 26, 2023 and recorded on April 28, 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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 741 and Plat Book 7900, Page 721, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat of P.U.D. Boundary Plat Book 6900, Page 972 and Book 7900, Page 327, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplemented and amended in Book 9383, Page 526, rerecorded in Book 9662, page 869, Book 10190, page 182, Book 10410, page 89 and Book 11433, page 936, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8556, Page 25, Register's Office for Davidson, County, Tennessee.

Plan for open space of record in Instrument 20001204-0118884, Register's Office for Davidson, County, Tennessee.
Quitclaim Deed conveying open space of record in Instrument 20001218-0123912, Register's Office for Davidson, County, Tennessee.
Quitclaim Deed conveying common area of record in Book 9443, page 950, Register's Office for Davidson, County, Tennessee.
Charter of record in Book 7382, page 225, amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson, County, Tennessee.
Easement to Harpeth Valley Utility District of record in Book 9731, page 142, Register's Office for Davidson, County, Tennessee.
Easement for water and sewer lines of record in Book 7349, page 564, Register's Office for Davidson, County, Tennessee.
Easement for signage purposes of record in Instrument Number 20070711-0082561, Register's Office for Davidson County, Tennessee.

This is improved property located at 304 Roslyn Ct Nashville TN 37221

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, Grantors warrant this instrument is effective as of the 20th day of August, 2025.

Laura B Houston
Laura B. Houston

Richard M Houston
Richard M. Houston

STATE OF VIRGINIA)
COUNTY OF GRAYSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura B. Houston and Richard M. Houston, 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 August, 2025.

Trina Osborn Miller
Notary Public
My Commission Expires: 9/30/2028

TRINA OSBORN MILLER
NOTARY PUBLIC
REGISTRATION # 7701719
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
9/30/2028