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. 250751681

Karen Johnson
Batch # 1313898
08/25/2025 10 16 52 AM
Fees $13 00 Taxes $3,420 65
Davidson County
DEEDWARR
2 pgs
20250825-0067662

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $924,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2025.

Notary Public
My Commission Expires:

TERRA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sept 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Tudor and John Stephen Tudor 5732 Templegate Dr Nashville TN 37221	New Owner	Tax Parcel ID No. 156-09-0-016.00

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, **Mark A. Antonini and spouse, Niki S. Antonini** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Stephen Tudor and Heather Tudor, husband and wife** ("Grantees"), their 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. 9 on the Plan of Section Two, Revised Templegate of record in Plat Book 6900, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 199.24 feet on the broken Southerly margin of Templegate Drive and extends back 184.55 feet on the Easterly line and 164.43 feet on the Westerly line to a dead line in the rear, measuring 140.71 feet thereon.

Being the same property conveyed to Mark A. Antonini and spouse, Niki S. Antonini by Warranty Deed from Nicholas Jiran and spouse, Emily M. Jiran of record in Instrument No. 20000918-0092496 Register's Office for Davidson County, Tennessee, dated September 15, 2000 and recorded on September 18, 2000.

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 6900, Page 102, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6766, Page 754, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5732 Templegate Dr 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 have executed this instrument on this 22nd day of August, 2025

Mark A. Antonini

Niki S. Antonini

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Antonini and Niki S. Antonini, 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 22nd day of August, 2025

Notary Public
My Commission Expires:

