THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751600**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $462,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2025. Notary Public My Commission Expire

Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc.

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF KATE ROSENTHAL My Commission Expires 06-09-2026

Karen Johnson
Batch # 1315355
08/27/2025 09 42 AM
Fees $13 00 Taxes $1,709 40

Davidson County
DEEDWARR
2 pgs

20250827-0068587

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John R. Black and Jessica E. Black 2145 Christina Court Hermitage TN 37076	New Owner	Tax Parcel ID No 087 01 0B 010.00

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, **Nelson Bradley-Wilkerson and David Bradley-Wilkerson, spouses, married to each other** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Black and Jessica E. Black, husband and wife**, ("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 all of Lot No. 10 on the Plan of REVISED PLAT FOR MONTICELLO, A CLUSTER LOT DEVELOPMENT, of record in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to Which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nelson Bradley-Wilkerson and David Bradley-Wilkerson, spouses married to each other, by Warranty Deed from Robby G. Huttsell and Barbara M. Huttsell, husband and wife, of record in Instrument No. 20181203-0117429, in the Register's Office of Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

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.

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 REVISED PLAT FOR MONTICELLO, A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20060417-0043313.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060912-0112994, as amended in Instrument Nos. 20060927-0119791 and 20121212-0114617.

Easement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20070608-0068633.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040702-0078871.

This is improved property located at 2145 Christina Court Hermitage TN 37076

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 25th day of August, 2025.

Nelson Bradley-Wilkerson

David Bradley-Wilkerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nelson Bradley-Wilkerson and David Bradley-Wilkerson, 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 25th day of August, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026