Karen Johnson Davidson County
Batch# 1320768 DEEDWARR
09/10/2025 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250910-0072358

WARRANTY DEED

(SEAL)
KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-0128-CP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Jay and Bridget Jay	NEW OWNER	
(NAME)	(NAME)	**172-01-0A-078-00**
128 Chuzzlewit Down		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RYAN GROW AND JESSICA D. GROW, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NATHAN JAY, AND BRIDGET JAY, HUSBAND and WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of REVISED PLAN OF COPPERFIELD of record in Plat Book 6900, Page 555-559, 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 Ryan Grow and Jessica D. Grow, husband and wife, by Warranty Deed from James Robert Whitson, Trustee of the Robert Lincoln Whitson and Ruth Ann Whitson Family, Trust, dated March 21, 2017, of record in Instrument No. 20200622-0066061, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 22, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERFIELD REVISED, as recorded in Plat Book 6900, Page(s) 555 thru 559 and Revising the Plat Book 6900, Page 145 thru 149.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7071, Page 482 and Amendment recorded in Book 7208, Page 889 and Instrument No. 20191127-0122984.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6779, Page 296 and re-recorded in Book 6783, Page 973.
* Easement for Water and Sewerage Services, recorded in Book 7593, Page 488 and Book 7593, Page 511.
* Charter for Copperfield Home owners Association, Inc. recorded in Book 7200, Page 824, amended in Book 7496, Page 162 and Book 7500, Page 941.
* Common Open Space Deed recorded in Book 7150, Page 358.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ **unimproved** __X__ **improved** property known as: 128 Chuzzlewit Down, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 9th day of September, 2025.

Ryan Grow

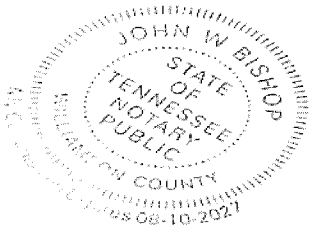
Jessica D. Grow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Ryan Grow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2025.

Notary Signature
My commission expires:

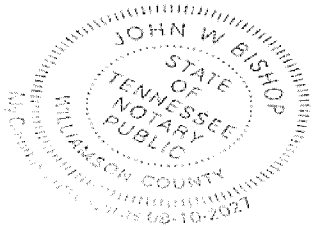


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of September, 2025, before me personally appeared Jessica D. Grow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of September, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/9/2025.

Date

Affiant Signature

9/9/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of September, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026