THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250851935** Karen Johnson Davidson County Batch# 1330880 DEEDWARR 10/06/2025 02:12:30 PM 3 pgs Fees: $18.00 Taxes: $1,603.95 20251006-0079631	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $433,500.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2025. Notary Public My Commission Expires: 12-19-28 APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: Nathan Leath and Rorey Carroll 728 Glenn Ct Nashville TN 37217	Send Tax Bills To: CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Rd., Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 120-09-0-170.00

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, **John F. Mulkey and Emma C. Duvall, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nathan Leath and Rorey Carroll, 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 lying and being located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 3 on the Plan of The Glenn, of record in Plat Book 6900, Page 138, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Together with an access easement across a portion of Lot 2, The Glenn, for the use of Lot 3, The Glenn, more particularly described in Deed of Easement of record in Book 8089, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John F. Mulkey and Emma C. Duvall, by Warranty Deed from Ayerly Development, Inc., a Tennessee Corporation, of record in Instrument No. 20211129-0157066, Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

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 138, 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 7065, Page 634, amended in Book 7948, Page 81 and Book 8073, Page 359, 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.

Deed of Easement in favor of Loretta Roland of record in Book 8089, Page 57, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3676, Page 528, in the Register's Office for Davidson County, Tennessee.
Agreement with Metropolitan Planning Commission for Private Road Maintenance of record in Book 7065, Page 637, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 7617, Page 390, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement for Avco Spur Tract for Railroad of record in Book 38, Page 26, in the Register's Office for Davidson County, Tennessee.
Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
Water and Sewer Easement of record in Book 7225, Page 259, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 728 Glenn Ct Nashville TN 37217

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 26th day of September, 2025.

John F. Mulkey

Emma C. Duvall

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John F. Mulkey and Emma C. Duvall, 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 26th day of September, 2025.

Notary Public
My Commission Expires: 5-19-2031

MARCY TOLIVER
Notary Public-State of South Carolina
My Commission Expires
May 19, 2031

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 26. 2025.

Affiant Signature

6th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028