Prepared by
Chapman and Rosenthal Title, Inc

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250852017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $449,900.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2025.

Notary Public
My Commission Expires.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1332262
10/09/2025 10 41 59 AM
Fees $13 00 Taxes $1,664 63
20251009-0080724

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Ryan Tenbarge 834 B Sutton Hill Road Nashville TN 37204	New Owner	Tax Parcel ID No. 118-10-0-202.00

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, **Will Cotten, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Ryan Tenbarge, an unmarried man**, ("Grantee"), his 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. 3-B on the Plan of Resubdivision of Lots 16, 17 and portions of 15 and 18, Block E, Battlefield Estates, Section Two, of record in Book 5190, page 638, and amended in Book 6296, page 402 and in Book 6200, page 113, all in the Register's Office for said County.

This conveyance includes and is subject to the driveway easements of record in Book 6378, Page 243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILL COTTEN, by deed from ROBERT TAYLOR SHULTS, of record in Instrument No. 20090803-0072580 , dated July 31, 2009 , said Register's Office.

Pursuant to the Memorandum and Order of record in Instrument No. 20230426-0030726, said Register's Office, said property is considered marital property.

ELIZABETH AUSTIN COTTEN conveyed any and all interest in subject property, marital or otherwise, to WILL COTTEN by quitclaim deed of record in Instrument No. 20250729-0059897, dated July 22, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 118-10-0-202.00.

Subject to the driveway easements of record in Book 6378, Page 243, Register's Office for Davidson County, Tennessee.

Matters shown on the Plan of record in Plat Book 5190, page 638, amended in Book 6296, page 402 and Book 6200, page 113, said Register's Office.

This is improved property located at 834 B Sutton Hill Road Nashville TN 37204

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 8th day of October, 2025

Will Cotten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Will Cotten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8th day of October, 2025

Notary ~~Public~~

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

My Commission Expires _____