Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1337420 DEEDWARR
10/23/2025 10 35 48 AM 2 pgs
Fees $13 00 Taxes $1,831 50

20251023-0084466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 (495,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
HELENE L. TEETERS AND JOSHUA B TEETERS (NAME)	**NEW OWNER** (NAME)	**182 15 0B 020.00**
2110 NOTCHLEAF ROAD ANTIOCH, TN 37013 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of October, 2025, the undersigned, **GAVIN NALL AND JORDAN NALL, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HELENE L. TEETERS AND JOSHUA B. TEETERS, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2110 NOTCHLEAF ROAD, ANTIOCH, TN 37013** and more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of MINOR SUBDIVISION FINAL PLAT OF CLOVER GLEN, PHASE 1A of record in Plat at Instrument No. 20180618-0058128, 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 Gavin Nall and Jordan Nall, husband and wife, by Warranty Deed from Jenna Wetherfolt n/k/a Jenna Alley, and Nathan Alley, wife and husband, of record in Instrument No 20220913-0102057, in the Register's Office of Davidson County, Tennessee, dated September 09, 2022 and recorded on September 13, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following.

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of October, 2025.

GRANTOR: GAVIN NALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GAVIN NALL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of October, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

GRANTOR: JORDAN NALL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JORDAN NALL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 20th day of October, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY