Karen Johnson Davidson County
Batch # 1343365 DEEDWARR
11/10/2025 02:00:23 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20251110-0089652

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64254
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Callaway Alexander 904 Noelton Ave. Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 118090G00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$835,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph E. Maxwell and Juliana Maxwell, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Callaway Alexander,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 904 Noelton Avenue Cottages of record in Instrument No. 20150818-0082931 amended in Instrument No. 20160622-0063779, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph E. Maxwell and Juliana Maxwell, husband and wife, by Warranty Deed from Christopher Farren, unmarried, dated October 14, 2016, and recorded on October 17, 2016, of record in Instrument No. 20161017-0109539, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150818-0082931 amended in Instrument No. 20160622-0063779, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County Tennessee, of record in Bok 11760, page 36, said Register's Office. Easement and right of way agreement of record in Instrument No. 2160622-0063780, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150818-0082931 amended in Instrument No. 20160622-0063779, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 904 Noelton Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6TH day of November, 2025

Joseph E. Maxwell

Juliana Maxwell

State of Tennessee

County of Davidson

On this 6TH day of November, 2025, before me the undersigned authority, personally appeared Joseph E. Maxwell and Juliana Maxwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $835,000.00.

Affiant

Sworn and subscribed before me this 7 day of November, 2025

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: