This instrument prepared by
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number 16-7624-SL

Prepared by
Record and Return To
Chapman and Rosenthal Title, LLC
10 Burton Hills Blvd , Suite 120
Nashville, TN 37215

Karen Johnson
Batch # 1350030
11/24/2025 10 48 22 AM
Fees $13 00 Taxes $1,831 50
20251124-0093556

Davidson County
DEEDWARR
2 pgs

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $495,000 00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2025

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Selwyn Livingston and Andrew Livingston 5524 Thalman Drive Brentwood, TN 37027	NEW OWNER	161 09 0 097 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Robert P. Talbot, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Selwyn Livingston and Andrew Livingston, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 61(A), as shown on the map entitled ZONE LOT DIVISION OF LOT 61, BRENTWOOD MEADOWS, SECTION 3, of record as Plat Book 6900, Page 218, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Robert P Talbot, a married man by Warranty Deed from Joseph Williams Ennis and Kristen Ennis Rutledge, as Conservators for Joseph H Ennis, of record in Instrument No 20250702-0052057, in the Register's Office of Davidson County, Tennessee, dated June 26, 2025 and recorded on July 02, 2025

Being the same property conveyed to Joseph H Ennis, by Warranty Deed from Shirley Jean Dodge, a single person, of record in Instrument No 20121114-0104779, in the Register's Office of Davidson County, Tennessee, dated November 13, 2012 and recorded on November 14, 2012 The said Joseph H Ennis has a Conservatorship filed in Case No 25P113 in the Second Circuit Court for the Twentieth Judicial District of Tennessee on January 20, 2025 Kristen Ennis Rutledge and Joseph Williams Ennis were appointed as the Emergency Conservator for the Estate of Joseph H Ennis

This is improved property located at **5524 Thalman Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 21st day of November, 2025

GRANTOR

Robert P Talbot

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert P Talbot, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 21st day of November, 2025

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires 9-21-26