Karen Johnson Davidson County
Batch # 1429233 DEEDWARR
06/08/2026 09:08:53 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20260608-0051183

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 139
[illegible]



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this 5 day of June, 2026.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael James Newton and Mary Catherine Newton	**New Owner**	**155-08-0A-067.00CO**
7128 Poplar Creek Trce		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Vicki Byars Allen, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael James Newton and Mary Catherine Newton, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 67 on the Plan of Plan of Subdivision for Phase 1 of Poplar Creek Estates of record in Plat Book 6250, Page 647, 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 all of the property conveyed to Vicki Byars Allen, by deed from Janice Lynn Thomas and her husband Antonios Nikolaos Tantaris, of record in Instrument No. 20160719-0074028, dated July 15, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 647, Register's Office for Davidson, Tennessee.
c. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20011017-0113305, in the Register's Office for Davidson County, Tennessee.
d. Easement to Harpeth Valley Utilities District of record in Book 6613, Page 533, in the Register's Office for Davidson County, Tennessee.
e. Storm Water Detention Agreement of record in Book 6613, Page 705 and Book 7099, Page 299, in the Register's Office for Davidson County, Tennessee.
f. Charter for Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
g. All matters of record in Instrument No. 20010911-0098418, in the Register's Office for Davidson County, Tennessee.
h. Restrictive covenants contained in an instrument of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
i. Subject to rights of others in and to common areas/elements.
j. Subject to lien for special assessment contained in DCCR's/Master Deed.

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k. Subject to HOA dues- if any.
l. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7128 Poplar Creek Trce, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that I am 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 do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 4th day of June, 2026.

Vicki Byars Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, and Vicki Byars Allen, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 4th day of June, 2026.

Notary Signature
My commission expires:

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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