Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 767830 **DEEDWARR**
12/06/2021 10:59:44 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20211206-0161281

39-B
File #21-1744

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Micah A. Hatch, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Alan Vanderhovel, and Brandy Lynn Vanderhovel**, 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 known and designated as Unit No. 902B of RIVERFRONT ESTATES, a Horizontal Property Regime with Private Elements, as established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Riverfront Estates, a Horizontal Property Regime, of record in Instrument No. 20170316-0025831, as amended in Instrument No. 20171220-0129459, in the Register's Office, Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Micah A. Hatch by Warranty deed from Malcolm A. Lockridge and Angela Y. Swinger-Lockridge, husband and wife, and Michael Barnes of record in Instrument No. 20171228-0131668 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on December 28, 2017. Micah Hatch is now married to Lauren Hatch and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 902 B Youngs Lane, Nashville, TN 37207.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Nicholas Alan Vanderhovel
902 B Youngs Lane
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
070-07-0E-006.00

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2021.

Micah A. Hatch

State of Tennessee)
County of Davidson)

On this 2nd day of December, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Micah A. Hatch, the bargainor(s), 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.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lauren Hatch by Micah A. Hatch, Her Attorney in Fact

Lauren Hatch by Micah A. Hatch, Her Attorney in Fact

On this the 2nd day of December 2021 before me personally appeared Micah A. Hatch, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lauren Hatch, acknowledged that such person executed the same as the free act and deed of Lauren Hatch.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 575,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of December, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024