THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139290

Karen Johnson Davidson County
Batch# 812893 **DEEDWARR**
03/01/2022 10:44:08 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220301-0023002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2022.

Notary Public
My Commission Expires: 4/13/24

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric L. Boozer 518 Harpeth Park Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-07-0I-037.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Preston Logan Hahn and Marielle Hahn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jessica Boozer, an unmarried woman and Eric L Boozer, a married man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 518 on the plan of Harpeth Park Townhomes, as shown on Exhibit "B" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Harpeth Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150430-0038713, and amended as Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PRESTON LOGAN HAHN and MARIELLE JORDAN PARKS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from 7301 HIGHWAY 70, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170224-0018711 , dated February 22, 2017 , said Register's Office.

Marielle Jordan Parks having since married and is now known as Marielle Hahn.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 142-07-0I-037.00 CO.

Matters shown on the Plan of record in Book 5190, page 195, as amended in Book 6501, page 474, and in Book 8250, page 929, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20150430-0038713, and amended as Instrument No. 20150615-0056309, said Register's Office.

Easement(s) of record in Book 6483, page 907, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 10791, page 725, and as Instrument No. 20160520-0050707, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20150421-0035335 , said Register's Office.

Grant of Easement of record as Instrument No. 20160129-0008673 , said Register's Office. Rights of others in and to party walls.

This is improved property located at 518 Harpeth Park Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of February, 2022.

Preston Logan Hahn

Marielle Hahn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Preston Logan Hahn and Marielle Hahn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____