THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139268**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2022. Notary Public My Commission Expires: 3/15/25
Karen Johnson Davidson County Batch# 827189 DEEDWARR 03/23/2022 11:13:30 AM 3 pgs Fees: $18.00 Taxes: $1,665.00 20220323-0033372	

HANNAH LEWIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON Comm Exp. 3/15/2025

WARRANTY DEED

Address New Owner: Tammy Plunkett 120 Hearthstone Manor Circle Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-15-0A-030.00 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, **Robert G. Tryon, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammy Plunkett**, ("Grantee"), her 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. 30 on the plan of Hearthstone Manor, Phase II, as shown on plat of record in Plat Book 6250, page 492, and as described in the Declaration of Covenants, Conditions and Restrictions of Hearthstone Manor Home Owners Association, Inc., a Horizontal Property Regime with Private Elements of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149 and amended and restated in Instrument No. 20060510-0054690, 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 ROBERT G. TRYON, III, by deed from EDWARD L. ENOCH and VIRGINIA M. ENOCH, of record in Book 10808, page 851 , dated February 25, 1998 , said Register's Office.

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. 160-15-0A-030.00 CO.

Matters shown on the Plan of record in Plat Book 6230, page 492, said Register's Office.
Rights of others in and to party walls.

Declaration of Covenants, Conditions, Liens, Easements , ByLaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6424, page 839, amended in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149 and Instrument No. 20060510-0054690, said Register's Office.

Amended and Restated By-Laws for Hearthstone Manor Home Owners Association, Inc. of record in Book 7403, page 568, amended in Instrument No. 20080624-0064983, said Register's Office.

Hearthstone Manor Home Owners Association Inc. Rules and Regulations of record in Book 11749, page 481, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11651, page 270, said Register's Office.

This is improved property located at 120 Hearthstone Manor Circle Brentwood TN 37027

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.

Robert G. Tryon, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert G. Tryon, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-28-22.

Affiant Signature

3-14-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-14-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON