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

CRT File No. 220340130

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

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $930,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2022.

Notary Public
My Commission Expires

Karen Johnson Davidson County
Batch# 843075 DEEDWARR
04/20/2022 11:22:06 AM 2 pgs
Fees: $13.00 Taxes: $3,441.00
20220420-0045695

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Jefferson Hartley and Laura Raines Hartley 742 Roycroft Place Nashville TN 37203	New Owner	Tax Parcel ID No. 105-10-0-205.00

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, **Nancy A. Kirkland, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Jefferson Hartley and Laura Raines Hartley, husband and wife**, ("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 Lot No. 27 in C. S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, said Register's Office, together with that part of Ridley Boulevard (closed), lying adjacent to the east line of Lot 27, more particularly described as follows:

Said Lot No. 27 and part of closed Boulevard front together 62 feet on the northerly side of Roycroft Place and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to NANCY KIRKLAND, by deed from HOLLAND J. HELTON AND WIFE, N. PAIGE TREWHITT, of record in Instrument No. 20030505-0059402 , dated April 23, 2003 , said Register's Office.

Being further conveyed to NANCY A. KIRKLAND by quitclaim deed from CLIVE J. GREGSON of record in Instrument No. 20050629-0074561, dated March 30, 2005, 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. 105-10-0-205.00.

Easements retained in Ordinance No. 78-921, Metropolitan Clerk's Office, Davidson County, Tennessee.
Matters shown on the Plan of record in Plat Book 332, page 37, said Register's Office.

This is improved property located at 742 Roycroft Place Nashville TN 37203

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 19th day of April, 2022.

Nancy A. Kirkland by Shira Kingrey, Attorney-in-Fact

Nancy A. Kirkland by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nancy A. Kirklan and that she is authorized by Nancy A. Kirkland to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of April, 2022.

J Anderson

Notary Public

My Commission Expires: _____

