THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339881**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2022. Notary Public My Commission Expire

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 855785 DEEDWARR
05/16/2022 10:26:27 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20220516-0055827

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Connor Blair and Sarah Blair 1403 Clifton Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117 12 0 041.00

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, **David Aronoff and Kelly Hill-Aronoff, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Connor Blair and Sarah Blair, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situated in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 30, on the Map of Hawthorne Subdivision, which is of record in Plat Book 1424, Page 22, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and being more particularly described as follows: Beginning at a point on the Southerly margin of Clifton Avenue at the common corner of Lot Nos. 30 and 31; thence with said Avenue Westwardly, 70 feet to the common corner of Lot Nos. 29 and 30; thence Southwardly with the line of Lot Nos. 29 and 30, 169.5 feet; thence South 89 degrees 03 minutes East, 97.3 feet to the corner of Lot Nos. 30 and 31 (description omitted the last 2 preceding calls); thence Southwardly with the line of Lot Nos. 30 and 31; thence with the line of Lots 30 and 31, Northwardly 175.4 feet to the Point of Beginning.

Exclusion:
Included in the above described property, but Excluded here from, is the following described tract, to-wit:

Being part of Lot No. 30, on the Map of Hawthorne Subdivision, which is of record in Book 1424, Page 22, said Register's Office, described as follows: Beginning at a point on the Southerly margin of Clifton Avenue at the common corner of Lot Nos. 30 and 31; thence with the line of Lot Nos. 30 and 31, Southwardly 175.4 feet to an iron pin; thence North 89 degrees 03 minutes West 8.7 feet to a point; thence from said point, following a straight line in a Northerly direction, to the Point of Beginning.

Being the same property conveyed to David Aronoff and Kelly Hill-Aronoff, husband and wife, by Warranty Deed from Kathy Jo Strunk, of record in Instrument No. 20181220-0123687, in the Register's Office of Davidson County, Tennessee, dated December 17, 2018 and recorded on December 20, 2018.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hawthorne Subdivision, as recorded in Plat Book 1424, Page(s) 22; .

This is improved property located at 1403 Clifton Lane Nashville TN 37215

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 13th day of May, 2022.

David Aronoff by Kelly Hill-Aronoff as Attorney-in-fact

Kelly Hill-Aronoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly Hill-Aronoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for David Aronoff and that they are authorized by David Aronoff to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of May, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022