THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440659**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2022. Notary Public My Commission Expires:

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

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 858882 DEEDWARR
05/19/2022 10:21:06 AM 2 pgs
Fees: $13.00 Taxes: $2,886.00

20220519-0057978

WARRANTY DEED

Address New Owner: William Henry Crochiere, III and Emily Lyn Mace 409 Patina Circle Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-14-0B-003.00 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, **Chase Manning and Maegan Manning, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Henry Crochiere, III and Emily Lyn Mace, tenants in common with right of survivorship**, ("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. 3 , as shown on the map entitled Final Subdivision Plat First Revision Patina, of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHASE MANNING AND WIFE, MAEGAN MANNING, by deed from JAMES P. RATLIFF AND WIFE, AMY LANGFORD RATLIFF, of record in Instrument No. 20130801-0080487 , dated August 1, 2013 , 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. 091-14-0B-003.00 CO.

Matters shown on the Plan of record in Instrument No. 20040707-0080650, 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 in Instrument No. 20030930-0144301, amended in Instrument No. 20070510-0056185, said Register's Office.

By-Laws of record in Instrument No. 20070108-0003070 and Instrument No. 20070308-0028897, said Register's Office.

Stormwater Quality Agreement of record in Instrument No. 20040108-0003187, said Register's Office.
Trunk Sanitary Sewer Easement of record in Book 3464, page 256, said Register's Office.

This is improved property located at 409 Patina Circle Nashville TN 37209

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 18th day of May, 2022.

Chase Manning

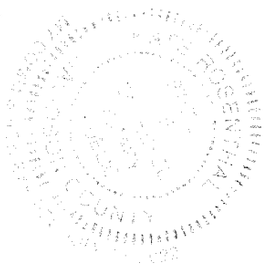
Maegan Manning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Manning and Maegan Manning, 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 18th day of May, 2022.

Notary Public



My Commission Expires: _____