Karen Johnson Davidson County
Batch# 861567 DEEDWARR
05/24/2022 11:10:21 AM 2 pgs
Fees: $13.00 Taxes: $3,696.30
20220524-0060088

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

CRT File No. 220440819

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

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration
for this transfer is: $999,000.00.

Affiant

Subscribed and sworn to before me, this 23rd 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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4410 Estes Road, LLC 4410 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130-08-0H-001.00 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, **Steven John Hubbell and Kathy P. Hubbell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **4410 Estes Road, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its 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. 4410, together with the appurtenant interest in the common elements of Canebrook, a horizontal property regime established by Master Deed, of record in Instrument No. 20010606-0058936, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision - Lots 15 and 16 Westhaven appearing as Instrument No. 200006150059907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEVEN JOHN HUBBELL AND WIFE, KATHY P. HUBBELL, by deed from ROBERT L. RUTH AND WIFE, MARILYN C. RUTH, of record in Instrument No. 20060615-0071600 , dated June 14, 2006 , 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. 130-08-0H-001.00 CO.

Matters shown on the Plan of record in Instrument No. 20000615-0059907, said Register's Office.

Master Deed of record in Instrument No. 20010606-0058936 and amended in Instrument No. 20010911-0098568, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5185, page 645, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7586, page 402, said Register's Office.

This is improved property located at 4410 Estes Road 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 23rd day of May, 2022.

Steven John Hubbell

Kathy P. Hubbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven John Hubbell and Kathy P. Hubbell, 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 23rd day of May, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____