(3)

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

CRT File No. 220139314

Karen Johnson Davidson County
Batch# 867569 DEEDWARR
06/06/2022 09:57:27 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220606-0064629

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of May, 2022.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nadya Botrous 305 Rural Hill Court Nashville TN 37217	New Owner	Tax Parcel ID No. 149 04 0 002.00

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, **Kathryn Willie and Gary Lodge** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nadya Botrous**, ("Grantee"), her, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 28, Dorhill Acres, Section Two, as shown on plat of record in Plat Book 2331, Page 144, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Doris E. Lodge, unmarried and Marion A. Griner, married, by Quit Claim Deed from Doris E. Lodge, unmarried, of record in Instrument No. 20030123-0009707, in the Register's Office of Davidson County, Tennessee, dated January 10, 2003 and recorded on January 23, 2003.

Doris E. Lodge having since died on November 19, 2016, in Davidson County, Tennessee. Doris E. Lodge having died intestate. Affidavits of Heirship establishing Kathryn Willie and Gary Lodge as the sole heirs of the Estate of Doris E. Lodge of record in Instrument No. 20220606-0064625, and 20220606-0064626, and 20220606-0064627, and 20220606-0064628 in the Register's Office for Davidson County, Tennessee.

Marion Griner having since died on April 18, 2021, in Williamson County, Tennessee. Marion Griner having died testate. Order admitting lost will to probate without administration and closing estate being filed in the Chancery Court for Williamson County, Tennessee, Case Number 94CH1-2022-PR-12345. Said Last Will and Testament of Marion Griner naming Kathryn Willie as the sole heir of the Estate in regards to said property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dorhill Acres, Section Two, as recorded in Plat Book 2331, Page(s) 144.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2597, Page 476 and Instrument No. 20050825-0101323.
Rights of upper and lower riparian owners to the flow of the waters of the East Fork Hamilton river (or creek), free from diminution or pollution.

This is improved property located at 305 Rural Hill Court Nashville TN 37217

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 25th day of May, 2022.

Kathryn Willie, Heir of the Estate of Marion Griner

Kathryn Willie, Heir of the Estate of Doris E. Lodge

Gary Lodge, Heir of the Estate of Doris E. Lodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of May, 2022.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Lodge, 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 25th day of May, 2022.

Notary Public

My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024