THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 868420 DEEDWARR
06/07/2022 12:12:33 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00
20220607-0065161

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

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
William T. Chapman, IV, Trustee of the 1712 Green Hills Drive Nashville, TN 37215	NEW OWNER	117-15-0-140.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ben Munyan and Teyanna Munyan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **1712 Green Hills Drive Trust dated 5/26/2022** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the northerly margin of Green Hills Avenue and extends back along the easterly margin of a 20 foot avenue 150 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Ben Munyan and Teyanna Munyan, husband and wife by Warranty Deed from Andrew J. Mazzoni and Virginia B. Mazzoni, husband and wife of record in Instrument Number 20151113-0115519, dated October 23, 2015 and recorded on November 13, 2015, Register's Office for Davidson County, Tennessee.

This property is commonly known as 1712 Green Hills Drive, Nashville, TN 37215
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands, this 27th **day of May, 2022**:

Ben Munyan

Teyanna Munyan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben Munyan** and **Teyanna Munyan,** the bargainors, 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.

Witness my hand and official seal, this 27 day of May, 2022:

Notary Public

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,400,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31st DAY OF May, 2022:

Notary Public

My Commission Expires: _____

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