Karen Johnson Davidson County
Batch# 874023 DEEDWARR
06/21/2022 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20220621-0070136

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541188**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2022. Notary Public My Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Timothy Lavelle 76 Concord Park West Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0C-076.00 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, **Harriet D. McHenry, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Lavelle, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain building site identified as No. 76, as shown on the Revised Plan of Sugartree, Phase 2, of record in Book 4860, Pages 79 and 80, as amended by instruments of record in Book 5005, Page 144; Book 5010, Page 117; and Book 5015, Page 550, Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5169, Page 426; and Book 5191, Page 412, amended in Book 5222, Page 468; and Book 5238, Page 93, Register's Office for Davidson County, Tennessee

Being the same property conveyed to HARRIET D. MCHENRY, by deed from WILLIAM W. HICKS AND WIFE, JEAN M. HICKS, of record in Book 6981, page 512 , dated September 16, 1986 , 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), 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. 116-08-0C-076.00 CO.

Matters shown on the Plan of record in Plat Book 4860, pages 79 and 80 , amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5084, page 960, Book 5121, page 89, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5370, page 630, Book 5370, page 633 and Book 5370, page 636 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 Book 4857, page 157 and amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5961, page 61 and amended and restated in Book 11758, page 466, and amended further in Instrument No. 20170522-0050870, said Register's Office.

Sewer Easement of record in Book 3400, page 63, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, said Register's Office.

This is improved property located at 76 Concord Park West Nashville TN 37205

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 1st day of June, 2022.

Harriet D. McHenry

Harriet D. McHenry

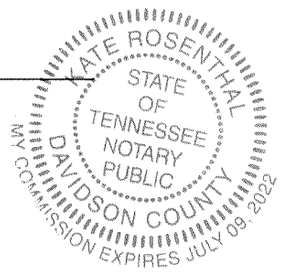
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harriet D. McHenry, 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 1st day of June, 2022.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on June 1, 2022.

Affiant Signature

6.1.22

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 1 day of June, 2022.

Christina Indrei

Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25