THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641320**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Affiant Subscribed and sworn to before me, this 7th day of July, 2022. Notary Public My Commission Expires: 9/2/24

SARAH AMES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: Sloane Wimberly 515 Hobson Chapel Place Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 02 0V 004.00

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, **Eastwood Village TN LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sloane Wimberly**, an unmarried woman("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4 of Eastwood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Eastwood Cottages, a Horizontal Property Regime, of record in Instrument Number. 20210203-0015807, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Quitclaim Deed from Eastwood Village, LLC, a Tennessee limited liability company, of record in Instrument No. 20191014-0104805, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

Being part of the same property conveyed to Eastwood Village TN LLC, a Tennessee limited liability company, by Special Warranty Deed from Eastwood Village, LLC, a Tennessee limited liability company, of record in Instrument No. 20191014-0104804, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Karen Johnson Davidson County
Batch# 885543 DEEDWARR
07/07/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220707-0078641

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobson Chapel Subdivision, as recorded in Plat Book 7900, Page(s) 776 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210203-0015807.

This is improved property located at 515 Hobson Chapel Place Nashville TN 37206

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 7th day of July, 2022.

Eastwood Village TN, LLC.

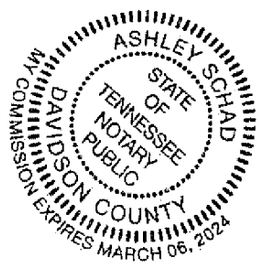
By: _____ Authorized Agent
Shira Kingrey, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Eastwood Village, TN , LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this ~~15th~~ 7th day of June, 2022.

_____
Notary Public



TRUE COPY CERTIFICATION

I, Sarah Ames, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2022.

Signature
Date: July 7, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 7th day of July, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD