THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641367** Karen Johnson Davidson County Batch# 889539 **DEEDWARR** 07/15/2022 12:26:20 PM 2 pgs Fees: $13.00 Taxes: $3,182.00 20220715-0081517	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Katie Bradley Affiant Subscribed and sworn to before me, this 13th day of July, 2022. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Hill IV and Kendall Hill 6719 Pennywell Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 10 0 016.00

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, **Jessica Earwood and Christopher Earwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Hill IV and Kendall Hill, husband and wife**, ("Grantees"), 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 Lot(s) 179, as shown on the map entitled Section Two, West Meade Estates, of record in Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jessica Earwood and Christopher Earwood, wife and husband, by Warranty Deed from Clayton Kennamer and Rebecca Kennamer, husband and wife, of record in Instrument No. 20200526-0054099, in the Register's Office of Davidson County, Tennessee, dated May 15, 2020 and recorded on May 26, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, West Meade Estates, as recorded in Plat Book 2900, Page(s) 118 .

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3134, Page 426 and Amended in Book 3462, Page 281 and Book 4503, Page 111.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4843, Page 916.

This is improved property located at 6719 Pennywell Drive 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 13th day of July, 2022.

Jessica Earwood

Christopher Earwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Earwood and Christopher Earwood, 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 13th day of July, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024