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

CRT File No. 220741787

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

Karen Johnson Davidson County
Batch# 893814 DEEDWARR
07/26/2022 10:40:20 AM 2 pgs
Fees: $13.00 Taxes: $1,688.13

20220726-0085174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,250.00.

Affiant

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

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Sherrill Hedges and Jordan Plaxico Hedges 7629 Staffordshire Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141 15 0D 034.00

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, **William H. Hedges and Annette S. Hedges, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Sherrill Hedges and Jordan Plaxico Hedges, 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:

Being Lot No. 34 on the Plan of Phase I, "Sheffield" on the Harpeth, as of record in Book 6900 Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Hedges and Annette S. Hedges, husband and wife, by Warranty Deed from James E. Flanagan, II, a married man, of record in Instrument No. 20180813-0079500, in the Register's Office of Davidson County, Tennessee, dated August 09, 2018 and recorded on August 13, 2018.

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 Phase I "Sheffield" on the Harpeth, as recorded in Plat Book 6900, Page(s) 10 & 11 .
Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900, amendment recorded in Book 8146, Page 463, Book 8505, Page 598, Book 8747, Page 97 and Book 9313, Page 806.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7145, Page 954 and Rules & Regulations recorded in Instrument No. 20210708-0092059.
Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowner's Association, Inc., recorded in Book 8276, Page 238, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 7629 Staffordshire Drive Nashville TN 37221

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 July, 2022.

William H. Hedges

Annette S. Hedges

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Hedges and Annette S. Hedges, 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 25th day of July, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026