Karen Johnson Davidson County
Batch# 903191 DEEDWARR
08/15/2022 10:11:44 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20220815-0092270

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

CRT File No. 220741820

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

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tia Booth 3705A Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0S-001.00 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, **Mallory Christina Ervin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tia Booth, unmarried**, ("Grantee"), her 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 Unit "A" on the plan of Homes at 3705 Estes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3705 Estes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150914-0092993, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MALLORY CHRISTINA ERVIN, by deed from SCRUGGS HOMES, GP, of record in Instrument No. 2018110-0120135, dated December 7, 2018, said Register's Office.

Kyle DiMeola joins in this instrument for the purpose of conveying any and all interest in said property.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 116-12-0S-001.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 13, 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 Instrument No. 20150914-0092993, said Register's Office.

This is improved property located at 3705A Estes Road Nashville TN 37215

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 12th day of August, 2022.

Mallory Christina Ervin

Kyle DiMeola

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mallory Christina Ervin and Kyle DiMeola, 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 12th day of August, 2022.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____