THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842363

Karen Johnson Davidson County
Batch# 923833 **DEEDWARR**
09/30/2022 11:10:27 AM 2 pgs
Fees: $13.00 Taxes: $1,668.70

20220930-0108060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $451,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of September, 2022.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Lieff Revkin and Hilary Ann Halsey 504 Foothill Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 119 03 0 149.00

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, **Jeremy S. Tritle and Deborah L. Tritle, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Lieff Revkin and Hilary Ann Halsey, as tenants in Common with the Right of Survivorship,** ("Grantees"), their 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 No. 79 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, 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 Jeremy S. Tritle and Deborah L. Tritle, husband and wife, by Warranty Deed from Martin A. Krantz and Linda K. Krantz, husband and wife, of record in Instrument No. 20170816-0084034, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017 and recorded on August 16, 2017.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2 Hill-N-Dale, as recorded in Plat Book 4175, Page(s) 5.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4206, Page 106.

This is improved property located at 504 Foothill Drive Nashville TN 37217

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 22nd day of September, 2022.

Jeremy S. Tritle

Deborah L. Tritle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy S. Tritle and Deborah L. Tritle, 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 22nd day of September, 2022.

Notary Public
My Commission Expires: _____



Return to:
... Title and Escrow, LLC
...012 21st Avenue South
...shville, TN 37212
File: MS-CRE 22504