THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 929377 DEEDWARR 10/13/2022 01:22:30 PM 4 pgs Fees: $23.00 Taxes: $2,645.50 20221013-0112428	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $715,000.00 Affiant Subscribed and sworn to before me, this 13 day of October, 2022. Notary Public My Commission Expires: 3/3/25 CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Caleb Marsh and Jeanette Lalla 4400 Belmont Park Terrace unit 226 Nashville, TN 37215	Send Tax Bills to: Wesley Mortgage, LLC 9009 Carothers Pkwy, ste A-3 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 131-03-0C-226.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA MILLS HOFFMAN, UNMARRIED AND JAMES MILLS, MARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CALEB MARSH AND JEANETTE LALLA, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's 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 Building Site No. 226 on the Plan of Section Nine, Arden Place, of record in Book 5210, Page 73, subject to Arden Place Declaration of Covenants, Conditions and Restrictions of record in Book 4754, Page 455, as supplemented by documents recorded in Book 4819, Page 564; Book 4916, Page 277; Book 5019, Page 942; Book 5091, Page 66; Book 5129, Page 120; Book 5163, Page 384; Book 5231, Page 375; Book 5351, Page 592; Book 5514, Page 636, as amended by documents recorded in Instrument Nos. 20070816-0098235, 20140801-0069316, 20171017-0106296 and 20211229-0171164, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Mills Hoffman and James Mills from Cara Graham Hogan, unmarried, by Warranty Deed dated April 3, 2020, recorded April 9, 2020, in Instrument No. 20200409-0037769, in the Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of James Mills by Amanda Mills Hoffman, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. _____202210130112427_____, in the Register's Office of Davidson County, Tennessee.

The subject property is not the principal residence of James Mills nor his spouse.

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-22-4400-266

This is improved property commonly known as: **4400 Belmont Park Terrace, unit 226 Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 WHERE OF, Grantor has executed this instrument on this 11th day of October, 2022.

AMANDA MILLS HOFFMAN

JAMES MILLS BY AMANDA MILLS HOFFMAN, AS ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **AMANDA MILLS HOFFMAN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of October 2022.

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **AMANDA MILLS HOFFMAN** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JAMES MILLS** , as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of October 2022.

Notary Public
My Commission Expires: _____

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Certificate of Authenticity

I, Mackenzie Hudson, 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 October 13, 2022.

Affiant Signature

10/13/22
Date

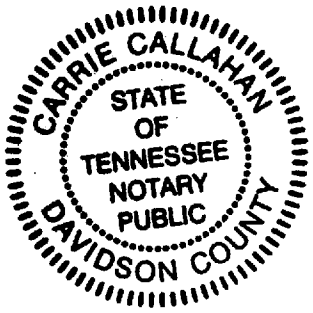
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 13 day of October, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-22-4400-266