THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042726**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,157,500.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2022. Notary Public My Commission Expires

Karen Johnson Davidson County
Batch# 936712 DEEDWARR
11/01/2022 03:41:22 PM 2 pgs
Fees: $13.00 Taxes: $4,282.75

20221101-0118070

ASHLEY SCHAD — STATE OF TENNESSEE — NOTARY PUBLIC — DAVIDSON COUNTY — MY COMMISSION EXPIRES MARCH 06, 2024

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danny H. Harris, III. 3813 Hilldale Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 09 0E 001.00

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, **Penny Schwinn and Paul Schwinn, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danny H. Harris, III.**, ("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 Unit A of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, described in a Declaration of Covenants, Conditions and Restrictions for Hilldale Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20100616-0046726, Register's Office for Davidson County, Tennessee, as amended at Instrument No. 20100728-0059250, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hilldale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100616-0046726, and By-Laws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20100728-0059250, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Penny Schwinn and Paul Schwinn, wife and husband, by Warranty Deed from Matthew C. Hardin and wife, Janet L. Hardin, of record in Instrument No. 20190311-0021897, in the Register's Office of Davidson County, Tennessee, dated March 05, 2019 and recorded on March 11, 2019.

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 A Subdivision of Part of lot N° 2 of the Compton land, as recorded in Book 547, Page 116.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100616-0046726 Amended at Instrument No. 20100728-0059250.

This is improved property located at 3813 Hilldale Drive 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 31st day of October, 2022.

Penny Schwinn

Paul Schwinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Penny Schwinn and Paul Schwinn, 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 31st day of October, 2022.

Notary Public
My Commission Expires: _____

