THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042786** Karen Johnson Davidson County Batch# 943754 DEEDWARR 11/22/2022 10:09:14 AM 2 pgs Fees: $13.00 Taxes: $1,147.00 20221122-0123580	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2022. Notary Public My Commission Expires:

APRIL N. BENNETT STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/06/2026 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ryan Levi Head and Adria Fonseca Vargas 1445 Market Square Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086 07 0 155.00

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, **Leah P. Agler, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Levi Head and wife, Adria Fonseca Vargas**, ("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 Lot No. 223 on the Plan of Final Planned Unit Development, Phase V-B Revised, Jackson's Retreat of record in Plat Book 6250 Page 905, 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 Leah P. Agler, an unmarried woman, by Warranty Deed from Brodrick Thomas and Lauren Thomas, husband and wife, of record in Instrument No. 20200922-0108562, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020 and recorded on September 22, 2020.

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 Planned Unit Development, Phase V-B Revised, Jackson's Retreat, as recorded in Plat Book 6250, Page(s) 905.
Declaration of Covenants, Conditions and Restrictions recorded in Book 5741, Page 360.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6806, Page 256.
Easement for the flow of the waters of Dry Fork, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Dry Fork, free from diminution or pollution.

This is improved property located at 1445 Market Square Hermitage TN 37076

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 18th day of November, 2022.

Leah P. Agler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah P. Agler, 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 18th day of November, 2022.

Notary Public
My Commission Expires: _____



B-CRE-22-1445