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

CRT File No. 221042797

Karen Johnson Davidson County
Batch# 945421 DEEDWARR
11/29/2022 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,293.63
20221129-0125069

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson) ss

The actual consideration or value, whichever is greater, for this transfer is: $619,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2022.

Notary Public
My Commission Expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dashamir Dervishi and Merita Dervishi 5181 Mountainbrook Circle Hermitage TN 37076	New Owner	Tax Parcel ID No. 085 04 0A 317.00

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, **Hannah Ehrlich and Tyler Ehrlich, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dashamir Dervishi and Merita Dervishi, husband and wife,** ("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. 317 on the Plat of The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 3b Planned Unit Development, of record in Instrument No. 20160421-0038888, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hannah Ehrlich and Tyler Ehrlich, wife and husband, by Quitclaim Deed from Hannah Coode now known as Hannah Ehrlich, who acquired title as an unmarried woman and Tyler Ehrlich, who acquired title as an unmarried man, as tenants in common with the right of survivorship, of record in Instrument No. 20211022-0142483, in the Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 22, 2021.

Being the same property conveyed to Hannah Coode, an unmarried woman and Tyler Ehrlich, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20161107-0117414, in the Register's Office for Davidson County, Tennessee, dated October 28, 2016 and recorded on November 07, 2016.

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 The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 3b Planned Unit Development, as recorded in Instrument No. 20160421-0038888.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090310-0021482; as amended in Instrument Nos. 20090407-0031921, 20090515-0044929, 20090623-0058338, 20120202-0009628 and Supplemented in Instrument Nos. 20120207-0011118, 20161013-0108472.

Easement for Flowage, recorded in Book 2244, Page 399.

Easement for A Water Line, recorded in Book 4212, Page 147.

Easement for Agreement, recorded in Book 7292, Page 968.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116287.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030328-0040734.

Easement for Water Line and Maintenance, recorded in Instrument No. 20060801-0093487.

Easement for Certification of Grant of Right of Way and Road Construction, recorded in Instrument No. 20090421-0036252.

Easement for Sanitary Sewers And/Or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20100720-0056497, 20100720-0056521.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060809-0097670, 20070730-0089806.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090615-0055321.

Agreed Order recorded in Instrument No. 20100106-0001301

This is improved property located at 5181 Mountainbrook Circle 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.

Hannah Ehrlich

Hannah Ehrlich

Tyler Ehrlich

Tyler Ehrlich

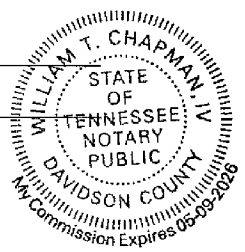
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Ehrlich and Tyler Ehrlich, 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:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/18/22 (date of document).

Jennifer L. Pennell

11/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of November 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

