THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142950**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $929,000.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2022. Notary Public My Commission Expires: 7/9/2024

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 946523 DEEDWARR
12/01/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,437.30
20221201-0125892

WARRANTY DEED

Address New Owner: Charles Haynie and Victoria Haynie 1000 Cherry Blossum Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 06 0H 044.00

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, **Michael Lamping and Mary Kathryn Lamping, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Haynie and Victoria Haynie, 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 all of Lot No. 48 on the Plan of Final Plat Village of Cherry Glen, Phase 3, of record in Plat Book 9700, Page 451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Lamping and Mary Kathryn Lamping, husband and wife, by Warranty Deed from Hildegard D. Lowenthal, unmarried, of record in Instrument No. 20180312-0023162, in the Register's Office of Davidson County, Tennessee, dated March 9, 2018 and recorded on March 12, 2018.

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 Village of Cherry Glen Phase 3, as recorded in Plat Book 9700, Page(s) 451.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Tract 16 of Burton Hills, as recorded in Plat Book 6900, Page 55.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A P.U.D. Boundary Plat of Village of Cherry Glen Tracts 16 and 19, Burton Hills, as recorded in Plat Book 9700, Page 182.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 163 & 164 Pebble Trace Section One, as recorded in Plat Book 9700, Page 304.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9882, Page 739 as amended in Book 10318, Page 92; Book 10594, Page 695; Book 11186, Page 932; Book 11323, Page 247 and Instrument No. 20011206-0134252.

This is improved property located at 1000 Cherry Blossum Court 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 29th day of November, 2022.

Michael Lamping

Mary Kathryn Lamping

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Lamping and Mary Kathryn Lamping, 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 29th day of November, 2022.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-22.

Affiant Signature

12-1-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY