WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

Karen Johnson Davidson County
Batch# 947001 **DEEDWARR**
12/02/2022 10:32:40 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20221202-0126215

SCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF EMBER, 2022.

Notary Public

COMMISSION EXPIRES:

AFFIX SEAL

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

Chapman and Rosenthal Ti
10 Burton Hills Blvd., Suite
215

JM-RF-22-3236

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caryl H. Rosen	**NEW OWNER**	
1063 Frank Whiteman Blvd (NAME)	(NAME)	**080-08-0-304.00**
Naples, FL 34103 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA K. BANTUG AND ANDREW R. MOFFETT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARYL H. ROSEN, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Four, Bordeaux Hills, of record in Plat Book 3600, Page 49, 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 Amanda K. Bantug and Andrew R. Moffett, wife and husband by Warranty Deed from XE Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20200319-0030483 Register's Office for Davidson County, Tennessee, dated March 18, 2020 and recorded on March 19, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3765, Page 141, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3236 Hinkle Drive, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF NOVEMBER, 2022.

Amanda K. Bantug by Sydney Klett as Attorney-in-fact
Amanda K. Bantug
by Sydney Klett as Attorney-in-fact

Andrew R. Moffett by Sydney Klett as Attorney-in-fact
Andrew R. Moffett
by Sydney Klett 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, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA K. BANTUG AND ANDREW R. MOFFETT, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA K. BANTUG AND ANDREW R. MOFFETT.

Witness my hand and official seal, this the 30th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212