Karen Johnson Davidson County
Batch# 951284 DEEDWARR
12/14/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221214-0129420

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142922** LILLIAN TURMAN TENNESSEE NOTARY PUBLIC My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 9th day of December, 2022. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner: Joseph McGrane and Katherine Prosser 224 W Mill Drive Nashville TN 37209	Send Tax Bills To: Rocket Mortgage, LLC. PO Box 6577 Carol Stream, IL 60197	Tax Information: Tax Parcel ID No. 091 06 0M 071.00

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, **Elaine R. Seneff n/k/a Elaine R. Stephens, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph McGrane, a single man and Katherine Prosser, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 71 of West Mill Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing West Mill Townhomes, a Horizontal Property Regime, of record in Instrument No. 20141223-0117663 and Supplementary Declaration recorded in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350; Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elaine R. Seneff, a single woman, by Warranty Deed from Craighead Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20161003-0103795, in the Register's Office of Davidson County, Tennessee, dated September 30, 2016, and recorded on October 03, 2016.

Michael Stephens joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Plan No 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141223-0117663 and Supplementary Declaration recorded in Instrument No. 20150424-0036748; Instrument No. 20150929-0098582; Instrument No. 20151218-0127193; Instrument No. 20151218-0127350; Instrument No. 20191212-0128095 and Attorney's Certificate recorded in Instrument No. 20170123-0007057.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140821-0076262.

Easement for Public Sidewalk, Street, Highway, Thoroughfare and Parkway, recorded in Book 1939, Page 214.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140821-0076274, Instrument No. 20141219-0116173, Instrument No. 20141219-0116216 and in Instrument No. 20151125-0119709.

This is improved property located at 224 W Mill Drive Nashville TN 37209

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 9th day of December, 2022.

Elaine Stephens
Elaine R. Seneff n/k/a Elaine R. Stephens

Michael Stephens
Michael Stephens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elaine R. Seneff n/k/a Elaine R. Stephens and Michael Stephens, 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 9th day of December, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/9/2022.

D. Shayne Adair

12/12/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 day of December, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026