THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142941**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2022. Notary Public My Commission Expires: 1-13-2025

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 954468 DEEDWARR
12/22/2022 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20221222-0132150

WARRANTY DEED

Address New Owner: Nichole B. Young and Sue Ellen Hackmiller 2625 Airpark Drive Nashville TN 37206-1001	Send Tax Bills To: XXXXXXXXX JPMorgan Chase Bank 1111 Polaris Parkway Columbus, OH 43240	Tax Information: Tax Parcel ID No. 084-01-0H-002.00-CO

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, **James F. Eberhardt, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nichole B. Young and Sue Ellen Hackmiller, a married couple**, ("Grantees"), their 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 Unit No. 2625 on the plan of Element at Airpark Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Element at Airpark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160902-0092905 and First Amendment of record in Instrument No. 20180423-0038158, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JAMES F. EBERHARDT, by deed from WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180501-0041007, dated April 27, 2018, said Register's Office.

Ronda Starkenburg 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 084-01-0H-002.00-CO.

Matters shown on the Plan of record in Plat Book 161, page 51, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160902-0092905 and First Amendment of record in Instrument No. 20180423-0038158, said Register's Office.

Driveway Maintenance Agreement of record in Instrument No. 20160921-0099705 and Declaration of Easement and Amended and Restated Maintenance Agreement of record in Instrument No. 201804300040502, said Register's Office.

This is improved property located at 2625 Airpark Drive Nashville TN 37206-1001

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 21st day of December, 2022.

James F. Eberhardt

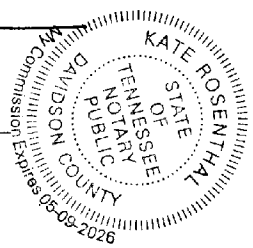
Ronda Starkenburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James F. Eberhardt and Ronda Starkenburg, 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 21st day of December, 2022.

Notary Public



My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 December 21, 2022

Affiant Signature

December 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22nd day of December, 2022.

(SEAL)



Notary Public

My Commission Expires: FEB. 24. 2026

900