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

CRT File No. 230143401

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of February, 2023.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2026

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 969577 DEEDWARR
02/13/2023 08:05:21 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20230213-0010076

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clark Griswold Real Estate, LLC 8615 Altesse Way Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-14-0A-113.00 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, **Stephanie Elliott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clark Griswold Real Estate, LLC, a Virginia Limited Liability Company**, ("Grantee"), 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 Unit 147 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to STEPHANIE ELLIOTT, by deed from JOHN CHASE LYLES and AMANDA HAWKINS LYLES, HUSBAND AND WIFE, of record in Instrument No. 20140718-0063645, dated July 15, 2014, said Register's Office.

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 2023 and subsequent years for Map-Par. 181-14-0A-113.00 CO.

Matters shown on the Plan of record in Instrument No. 20051230-0156533, 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. 20050922-0114218, Instrument No. 20061228-0160255 and Instrument No. 20060731-0092350, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050505-0050659 and 20051219-0151949, said Register's Office.

Transmission Line Easement of record in Book 4424, page 967, said Register's Office.

Reciprocal Easement in Instrument No. 20050415-0042176, said Register's Office.

This is improved property located at 8615 Altesse Way Brentwood TN 37027

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 February, 2023.

Stephanie Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Elliott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2023.

Notary Public

My Commission Expires: _____

