Karen Johnson Davidson County
Batch# 978637 DEEDWARR
03/09/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,446.70
20230309-0016912

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230143552**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $391,000.00. ~~Affiant~~ Subscribed and sworn to before me, this 8th day of March, 2023. Notary Public My Commission Expires: 9/30/2024

COUNTY OF WILLIAMSON
J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Jeffrey M Halm 1100 Thorncrest Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-031.00-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, **Michael Channing Gonzalez and Molly Elizabeth Gonzalez, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey M Halm, a single man** ("Grantee"), his 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. 31 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Covenants, Conditions, Restrictions and Easement for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, 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 Michael Channing Gonzalez and Molly Elizabeth Gonzalez, husband and wife by Warranty deed from Jim Packer and wife, Karen Packer of record in Instrument No. 20191203-0124365 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on December 03, 2019.

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.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070705-0080241, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 76 & 77, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, as supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Common Area Conveyance to Oakhill Townhomes HOA of record in Instrument Number 20080908-0092190, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20070404-0040188 and Instrument No. 20070205-0014422, in the Register's Office for Davidson County, Tennessee.

Roadway Easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1100 Thorncrest Road Nashville TN 37211

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, Grantors warrant this instrument is effective on the 8th day of March, 2023.

Michael Channing Gonzalez

Molly Elizabeth Gonzalez

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Channing Gonzalez and Molly Elizabeth Gonzalez, 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 7th day of March, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Kimberly Hollingshead, 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 3-8-2023

Kimberly Hollingshead, Esq.

3-8-2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of March, 2023.

Notary Signature

My Commission Expires 9/30/2024

