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

CRT File No. 230143383

Karen Johnson Davidson County
Batch# 983364 DEEDWARR
03/22/2023 11:04:42 AM 2 pgs
Fees: $13.00 Taxes: $4,588.00
20230322-0020741

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,240,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2023.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mildred Singer 507 Belle Post Road Nashville TN 37205	New Owner	Tax Parcel ID No. 116 13 0F 009.00

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, **Edward A. Hadley, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mildred Singer, an unmarried woman** ("Grantees"), 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 No. 9, on the plan of Belle Post, according to the Declaration of Covenants, Conditions and Restrictions for Belle Post Master Deeds of record in Instrument No. 20151109-0113732, amended in Instrument Nos. 20151230-0131083; 20160115-0004321; 20160509-0045637; 20160720-0074834; amended and Restated in Instrument No. 20220628-0074572 and Assignment of Developer Rights recorded in Instrument Nos. 20200824-0095596 and 20200824-0095597; in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 2331, Page 120; as amended in Book 3500, Page 96 and Instrument No. 20150714-0068300, in the Register's Office.

Being the same property conveyed to Edward Hadley, a married man, as his sole and separate property, by General Warranty Deed from West End Circle Properties, a Tennessee general partnership, of record in Instrument No. 20171116-0117751, in the Register's Office of Davidson County, Tennessee, dated November 7, 2017 and recorded on November 16, 2017. And Scrivener's Affidavit recorded in Instrument No. 20180125-0007806.

Said property was never the primary marital residence of grantor.

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 Re-subdivision of Lot No. 32 Harding Park, as recorded in Revised Plat Book 3500, Page(s) 96 of Plat Book 2331, Page 120 and Amended in Instrument No. 20150714-0068300.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151109-0113732, amended in Instrument Nos. 20151230-0131083; 20160115-0004321; 20160509-0045637; 20160720-0074834; amended and Restated in Instrument No. 20220628-0074572 and Assignment of Developer Rights recorded in Instrument Nos. 20200824-0095596 and 20200824-0095597.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for StormWater Facilities and Systems recorded in Instrument No. 20140625-0055320.

Easement for Public Street Right-of-Way, recorded in Instrument No. 20140812-0072718.
Easement for Public Utility, recorded in Instrument No. 20140820-0075801.

This is improved property located at 507 Belle Post Road Nashville TN 37205

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 March, 2023.

Edward A. Hadley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 21st day of March, 2023.

Notary Public
My Commission Expires: _____

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