THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143328**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2023. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 983367 DEEDWARR
03/22/2023 11:07:44 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00
20230322-0020745

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Whit Moloney and Taylor Beach Moloney 6051 Robin Hill Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115 12 0 040.00

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, **Beth Singer, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Whit Moloney and Taylor Beach Moloney, husband and wife**, ("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 Lot No. 1 on the Plan of the Resubdivision, Lot 32, Section "D", West Meade Village, of record in Plat Book 4350, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Beth Singer, an unmarried woman, by Warranty Deed from Nashville design build, Inc., a Tennessee Corporation, of record in Instrument No. 20210722-0098724, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021 and recorded on July 22, 2021.

Being the same property conveyed to Nashville Design Build, Inc., a Tennessee Corporation, by Warranty Deed from Dorothy W. Hirshberg, Trustee of Dorothy W. Hirshberg Revocable Trust dated November 05, 2008, of record in Instrument No. 20200228-0022501, in the Register's Office of Davidson County, Tennessee, dated February 27, 2020 and recorded on February 28, 2020.

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 and thereafter, not yet due and payable.

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 Resubdivision, Lot 32, Section "D", West Meade Village, as recorded in Plat Book 4350, Page(s) 130.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Village, Section "D", as recorded in Plat Book 2331, Page 36.

This is improved property located at 6051 Robin Hill 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.

Beth Singer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Singer, 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 March, 2023.

Notary Public

My Commission Expires:

