THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230243628**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2023. Notary Public My Commission Expires: 4-13-2025

Karen Johnson Davidson County
Batch# 991781 DEEDWARR
04/13/2023 11:43:30 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20230413-0027195

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Emily Elizabeth Haupt 1304 Havenbrook Drive Nashville TN 37207	Send Tax Bills To: ~~New Owner~~ United Wholesale Mortgage, LLC 585 South Blvd. E Pontiac, MI 48341	Tax Information: Tax Parcel ID No. 050 02 0B 231.00-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, **Abraham Fliegler, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Elizabeth Haupt, a single person, as sole ownership,** ("Grantees"), her 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. 231 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development. Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abraham Fliegler, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190422-0036126, in the Register's Office of Davidson County, Tennessee, dated April 17, 2019 and recorded on April 22, 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 and assessments for the year 2023 and subsequent years, not yet payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belle Arbor PUD, Phase 3 (Formerly known as Victory Village PUD), as recorded in Plat Instrument No. 20171031-0111612.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171116-0117974, as Scrivener's Affidavit recorded in Instrument No. 20171122-0119839, as amended in Instrument Nos. 20180105-0001817, 20190708-0066428, 20191112-0116482 and 20210303-0027665.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20100203-0008782, corrected and amended in Instrument Nos. 20160225-0018112 and 20200804-0085685.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160127-0007948.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Book 6218, Page 217, Instrument Nos. 20100903-0070291, 20160128-0008211, 20160128-0008261, 20170918-0095214, 2017091-0095216 and 20171130-0122273.

Easement recorded in Book 6181, Page 43.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080513-0049052.

Application for Greenbelt Assessment - Agricultural recorded in Instrument Nos. 20120213-0012668; 20140722-0065104 and 20140722-0065105.

This is improved property located at 1304 Havenbrook Drive Nashville TN 37207

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 12th day of April, 2023.

Abraham Fliegler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Abraham Fliegler, 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 12th day of April, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

True Copy Certification

I, Yvette Meldrum, 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 April 12, 2023.

Signature
April 12, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 12, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025