Karen Johnson Davidson County
Batch# 998956 DEEDWARR
05/03/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230503-0032700

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230344122

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2023.

Notary Public
My Commission Expires: 9-21-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Hammond and Carleigh Stratton 206 Ben Allen Road #4 Nashville TN 37207	New Owner	Tax Parcel ID No. 060-08-0B-004.00-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, **Greentree Capital LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Hammond and Carleigh Stratton, husband and wife**, ("Grantees"), their 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. 4, on the Plan of Townhomes at Bentley Ridge, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Townhomes at Bentley Ridge, of record in Instrument No. 20200306-0025413, as amended in Instrument No. 202305030032699 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 a portion of the same property conveyed to Greentree Capital, LLC by Warranty deed from Bentley Ridge, General Partnership of record in Instrument No. 20210405-0043709 Register's Office for Davidson County, Tennessee, dated April 02, 2021 and recorded on April 05, 2021.

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 in Plat Book 57, Page 21, 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 20200306-0025413, 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

Agreement for Dedication of Public Right of way of record in Instrument Number 20200312-0027532, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary and/or Storm Sewers water Mains, Pumps and Appurtenances of record in Instrument Number 20210713-0094200, in the Register's Office for Davidson County, Tennessee.
Declaration for Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200505-0046922, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 206 Ben Allen Road #4 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 1st day of May, 2023.

Greentree Capital, LLC

BY: _____
Mike Baas, Assistant Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mike Baas, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Assistant Managing Member of Greentree Capital, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Assistant Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 1st day of May, 2023.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-1-23.

Affiant Signature

5-3-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY