Karen Johnson Davidson County
Batch# 1018403 DEEDWARR
06/23/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230623-0048027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644834**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00 Affiant Subscribed and sworn to before me, this 22nd day of June, 2023. Notary Public My Commission Expires: 1/11/2026

STEPHEN SISCO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Robert Mann and Janet L. Mann 1000 Thyme Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 11 0 063.00

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, **Kevin McGhee and Connie McGhee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Mann and Janet L. Mann, 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. 28 on the Plan of Phase 9, Hearthstone of record in Book 6900, Page 374, as amended by Surveyors Certificate of Correction in Book 7334, Page 188, Register's Office for said County.

Said Lot No. 28 which is a corner lot, fronts 85.00 feet on the Northerly margin of Trousdale Drive and fronts 129.00 feet on the Easterly margin of Thyme Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 110.00 feet on the Northerly line and 154.00 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Kevin McGhee and spouse, Connie McGhee, by Warranty Deed from Steven Kipling Williams and James Cleland Williams III, of record in Instrument No. 20080116-0004828, in the Register's Office of Davidson County, Tennessee, dated December 28, 2007, and recorded on January 16, 2008.

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 Phase 9, Hearthstone, as recorded in Book 6900, Page 374, and corrected in Book 7334, Page 188.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7053, Page 982, as amended in Book 9945, Page 958.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5409, Page 485; Book 7302, Page 92, and Assignment recorded in Book 11331, Page 828.

This is improved property located at 1000 Thyme Court Brentwood TN 37027

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 22nd day of June, 2023.

Kevin McGhee

Connie McGhee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin McGhee and Connie McGhee, 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 22nd day of June, 2023.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Faith Lowe, 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 June, 22, 2023.

Custodian's Signature

6.23.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON