WARRANTY DEED

HILLARY MONROE SMITH · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

File #23-TC-0540-P

Karen Johnson Davidson County
Batch# 1021314 DEEDWARR
06/30/2023 12 35 11 PM 2 pgs
Fees $13 00 Taxes $8,861.50

20230630-0050184

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Alice M. Bohannon, Trustee of the Aloysius Trust dated June 13, 2023	NEW OWNER	
(NAME)	(NAME)	**116-02-0B-081-00-CO**
540 Close Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONNIE CHEN LINDAHL, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICE M. BOHANNON, TRUSTEE OF THE ALOYSIUS TRUST DATED JUNE 13, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 99 on the Plan of Final Plat of Hill Place of record in Plat Book 7900, Page 913 and Page 923-932, (at Page 932), as amended by Plat amendment in Book 10058, Page 105, and by Surveyor's Certificate of Correction, of record Book 9854, Page 235, and as amended , voided, vacated and superseded on Final Plat of Caldwell Close in Hill Plate, of record in Plat Book 9700, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan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 the same property conveyed to Herbert W. Lindahl, unmarried by Quitclaim deed from Bonnie Y. I. Chen, unmarried of record in Book 10775, page 736, Register's Office for Davidson County, Tennessee, dated January 29, 1998 and recorded on January 30, 1998.

Being the same property conveyed to Herbert W. Lindahl and wife, Bonnie Chen Lindahl, shall own the Property as Tenants by the Entirety, by Quitclaim deed from Herbert W. Lindahl, of record in Book 10852, page 882, Register's Office for Davidson County, Tennessee, dated March 20, 1998 and recorded on March 25, 1998.

Being the same property conveyed to Herbert W Lindahl and wife, Bonnie Chen Lindahl by Quitclaim deed from H. G. Hill Realty Company, a Tennessee corporation of record in Book 11382, page 473, Register's Office for Davidson County, Tennessee, dated March 11, 1999 and recorded on March 12, 1999.

Herbert W. Lindahl
died on January 2, 2006, leaving Bonnie Chen Lindahl as surviving tenant by the entirety.

This conveyance is subject to.

* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the PUD Boundary Plan of record in Book 7900, Page 913 ;Book 9700, Page 191 and Book 9700, Page 190 Register's Office for Davidson County, Tennessee.
* Subject to all matters shown on the Plan of record in Plat Book 7900, Page 923 through 932, as corrected by Surveyor's Certificate of Correction of record in Book 10058, Page 112, Book 11518, Page 393 and Book 7900, Page 105, 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 Book 9645, Page 85, as amended in Book 9658, Page 19, Book 10872, Page 520, Book 11548, Page 57, Instrument No 20000804-0077456, Instrument No. 20010510-0048634, Instrument No 20010629-0068890 and in Instrument No. 20000322-0029124, 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.
* By-Laws for Hills Place of record in Book 9645, Page 111, in the Register's Office for Davidson County, Tennessee.
* Charter of Hill Place Homeowners Association of record in Book 9730, page 356, Register's Office for Davidson County, Tennessee.
* Quitclaim Deed to HOA of record in Book 9737, Page 400 and in Instrument No. 20090324-0026385, in the Register's Office for Davidson County, Tennessee.
* Quitclaim Deed for Open Space of record in Instrument Number 20150212-0012883, in the Register's Office for Davidson County, Tennessee.
* Deed of Conveyance of Water and Sewer Mains to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10693, Page(s) 696 and 700, in the Register's Office for Davidson County, Tennessee.
* Subject to rights of others in and to the common areas and/or elements.
* No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **540 Close Lane, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 28th day of June, 2023.

Bonnie Chen Lindahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2023, before me personally appeared Bonnie Chen Lindahl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires. 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON