THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645025** Karen Johnson Davidson County Batch# 1029526 DEEDWARR 07/21/2023 03:05:30 PM 3 pgs Fees: $18.00 Taxes: $3,633.40 20230721-0056538	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$482,000.00~~ $[illegible] Affiant Subscribed and sworn to before me, this 21st day of July, 2023. Notary Public My Commission Expires:

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WARRANTY DEED

Address New Owner: Mark Luck and Gwen Luck 5673 Cloverland Drive Brentwood, TN 37027	Send Tax Bills To: Mark Luck and Gwen Luck 708 Swaps Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 171 00 0 055.00

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, **Kristopher Hinz and Stephanie Hinz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Hardison Luck and Gwen Vaughan Luck, 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 Re-subdivision Lot No. 18 & 19, Brentwood Gardens, as of record in Book 4660, Page 79, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Valley View Road at the common corner of Lots 1 and 3; thence with the line between said lots in a Northerly direction 137.0 feet to a point in the Southwesterly corner of Lot 2; thence with the line between said Lots 1 and 2 in an Easterly direction 286.11 feet to a point in the Westerly margin of Cloverland Drive; thence with said Drive in a Southerly direction 127.53 feet to a concrete monument in the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve in a Southwesterly direction 40.74 feet to a point in the Northerly margin of Valley View Road; thence with said Road in a Westerly direction 268.14 feet to the point of beginning.

Being the same property conveyed to Kristopher Hinz and Stephanie Hinz, by Warranty Deed from Jack D. Taylor and wife, Elizabeth R. Taylor, of record in Instrument No. 20211129-0157239, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021, and recorded on November 29, 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.

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 Re-subdivision Lot No. 18 & 19, Brentwood Gardens, as recorded in Book 4660, Page 79.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5673 Cloverland Drive 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 21st day of July, 2023.

Kristopher Hinz

Stephanie Hinz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristopher Hinz and Stephanie Hinz, 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 July, 2023.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

True Copy Certification

I, **Tammy Carney,** 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 this the 21st day of July, 2023.

Affiant Signature
Date 7/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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