Karen Johnson Davidson County
Batch# 1030220 DEEDWARR
07/25/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $13,412.50
20230725-0057147

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644990

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,625,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2023.

Notary Public
My Commission Expires: 9-2-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Hatef and Lynsi Hatef 6212 Hickory Valley Road Nashville TN 37205	Guaranteed Rate, Inc. 1806 W. Cuyler Ave. 1N Chicago. IL 60613	Tax Parcel ID No. 115 04 0 058.00

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, **Vintage South LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Hatef and Lynsi Hatef, 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. 204 on the Map of Hillwood Estates, Section 10 of record in Book 2331, Pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the Southwesterly line and 290.25 feet on the Northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to Vintage South LLC, a Tennessee limited liability company, by Warranty Deed from Michael D. Dashiff and Melissa Dashiff, husband and wife, of record in Instrument No. 20220203-0013007, in the Register's Office of Davidson County, Tennessee, dated February 01, 2022, and recorded on February 03, 2022.

Being the same property conveyed to Michael D. Dashiff and Melissa Dashiff, husband and wife, by Special Warranty Deed from 6212 Hickory Valley Road, LLC, a Tennessee limited liability company, of record in Instrument No. 20210621-0083220, with scrivener's affidavit recorded in Instrument No. 20211014-0138238, in the Register's Office of Davidson County, Tennessee, dated June 10, 2021, and recorded on June 21, 2021.

Being the same property conveyed to 6212 Hickory Valley Road, LLC, a Tennessee limited liability company, by Warranty Deed from Marion P. Couch, unmarried, of record in Instrument No. 20210119-0007877, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021, and recorded on January 19, 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 Hillwood Estates, Section 10, as recorded in Book 2331, Pages 95-96.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 6212 Hickory Valley Road Nashville TN 37205

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.

Vintage South LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent (or other officer authorized to execute the instrument) of Vintage South LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of July, 2023.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 25, 2023 (date of document).

Affiant Signature

July 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023