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

CRT File No. 230745171

Karen Johnson Davidson County
Batch# 1032619 **DEEDWARR**
07/31/2023 11:03:07 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20230731-0058782

Prepared by:
~~Record and Return~~
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$1,800~~,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires: ~~05-03-2026~~

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charlotte Scanlan and William Scanlan 1723 Hillmont Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 15 0Y 001.00

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, **Benjamin J. Johnston and Alyssa F. Rosenheck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlotte Scanlan and William Scanlan, wife and husband** ("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 Unit A (a/k/a Unit 1723), as shown on Declaration of Protective Covenants, Conditions and Restrictions for Hillmont Commons a Townhouse Planned Unit Development, of record in Instrument No. 20131230-0130928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin J. Johnston and Alyssa F. Rosenheck, Husband and Wife, by Warranty Deed from Rigid Development, Inc., of record in Instrument No. 20140818-0074657, in the Register's Office of Davidson County, Tennessee, dated August 15, 2014, and recorded on August 18, 2014.

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 Hillmont Subdivision, as recorded in Plat Book 1424, Page(s) 37.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131230-0130928.

This is improved property located at 1723 Hillmont Drive Nashville TN 37215

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 28th day of July, 2023.

Benjamin J. Johnston

Alyssa F. Rosenheck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. Johnston and Alyssa F. Rosenheck, 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 28th day of July, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026