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

CRT File No. 230644986

Karen Johnson Davidson County
Batch# 1033451 **DEEDWARR**
08/02/2023 10 41 58 AM 2 pgs
Fees $13 00 Taxes $5,087 50

20230802-0059576

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $1,375,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2023.

Notary Public
My Commission Expires. 03.09.27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information·
Benjamin Hatch and Mollie Hatch 190 Kenner Avenue Nashville TN 37205	New Owner	Tax Parcel ID No 116-04-0-036 01

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, **Sara Zarnegar-Lumley and David George Lumley, Wife and Husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Benjamin Hatch and Mollie Hatch, husband and wife**, ("Grantees"), their 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 the southerly 1/2 of Lot No. 26 on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, and being designated as Lot B on the Map of a Resubdivision of Lot No. 26, Kenner Manor, as shown on the plan of record in Plat Book 3106, Page 60, Register's Office of Davidson County, Tennessee, described as follows:

SAID part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Being the same property conveyed to SARA ZARNEGAR-LUMLEY and DAVID GEORGE LUMLEY, WIFE AND HUSBAND, by deed from GERALD E. MARTIN AND CYNTHIA RAGAN, HUSBAND AND WIFE, of record in Instrument No. 20180806-0076854, dated August 2, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-04-0-036.01.

Matters shown on the Plan of record in Plat Book 421, page 100, said Register's Office

Matters shown on the Plan of record in Plat Book 3106, page 60, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3932, page 723, said Register's Office.

Joint Driveway Agreement of record in Book 4842, page 959, said Register's Office.

This is improved property located at 190 Kenner Avenue 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 31st day of July, 2023

Sara Zarnegar-Lumley

David George Lumley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Zarnegar-Lumley and David George Lumley, 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 31st day of July, 2023

Notary Public



My Commission Expires. 5-9-26