THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230745174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2023. Notary Public My Commission Expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/11/2024

Karen Johnson Davidson County
Batch# 1033889 DEEDWARR
08/02/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230802-0059799

WARRANTY DEED

Address New Owner: Madelynn Gabrielle McNeil and Richard Alan McNeil, Jr. 1101 Dawnwood Drive Old Hickory TN 37138	Send Tax Bills To: New Owner Property	Tax Information: Tax Parcel ID No. 063 16 0B 189.00

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, **Lisa Annette Brock, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madelynn Gabrielle McNeil, an unmarried woman, and Richard Alan McNeil, Jr., a married man, joint tenants with right of survivorship**, ("Grantees"), their 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. 271 on the Plan of Hampton Park (formerly Chitwood Downs a Planned Unit Development), of record in Book 6900, Page 405, amended in Book 6900, Pages 550 thru 552, corrected in Book 7462, Page 445, surveyors certificate of correction in Book 8110, Page 401 and amended in Book 8181, Page 112, Book 8329, Page 944 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lisa Annette Brock, by Warranty Deed from Anthony W. Hodges and Wife, Martha A. Hodges, of record in Instrument No. 20220308-0025906, in the Register's Office of Davidson County, Tennessee, dated February 11, 2022, and recorded on March 08, 2022.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hampton Park (formerly Chitwood Downs a Planned Unit Development), as recorded in Book 6900, Page 550 thru 552; Certificate of Correction record in Book 7462, Page 445, Surveyor's Certificate of Correction record in Book 8110, Page 401 and amendment recorded in Book 8181, Page 112, Book 8329, Page 944.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Survey P.U.D. Chitwood Downs, as recorded in Book 6900, Page 405.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7351, Page 852, and amended in Book 7451, Page 739, and Book 8336, Page 393.

Easement recorded in Book 7460, Page 930; Book 7489, Page 515 and Book 8007, Page 235.
Easement for Public Utilities, recorded in Book 8657, Page 179.

Easement for Ingress and Egress, recorded in Book 8739, Page 991.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11030, Page 740, Book 11030, Page 743, Book 11030, Page 785.

This is improved property located at 1101 Dawnwood Drive Old Hickory TN 37138

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 20th day of July, 2023.

Lisa Annette Brock

Lisa Annette Brock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa Annette Brock, 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 20th day of July, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Emily Manno, 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 **7/20/23**.

Date

Affiant Signature

7/20/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026