Karen Johnson Davidson County
Batch# 1033981 DEEDWARR
08/03/2023 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $11,932.50
20230803-0059933

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230644874**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,225,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2023. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2026

WARRANTY DEED

Address New Owner: Steven Anderson Hill and Meredith Kenny Hill 6124 Montcrest Drive Nashville TN 37215	Send Tax Bills To: New Owner 6124 Montcrest Dr. Nashville, TN 37215	Tax Information: Tax Parcel ID No. 158 03 0 012.00

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, **April DeBoer and David DeBoer, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Anderson Hill and Meredith Kenny Hill, 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. 63 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, Pages 61 & 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to April Deboer and David Deboer, wife and husband, by Warranty Deed from IMac Ventures, Inc., a Missouri Corporation, of record in Instrument No. 20200916-0106067, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020, and recorded on September 16, 2020.

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 Hillsboro Park, Section II, as recorded in Book 2331, Page 61 and 62.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2446, Page 405 with Correction recorded in Book 2447, Page 303; as amended in Book 2603, Page 440 and Addendum recorded in Book 4207, Page 397.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7860, Page 171.

This is improved property located at 6124 Montcrest 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 2nd day of August, 2023.

April DeBoer

David DeBoer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, April DeBoer and David DeBoer, 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 2nd day of August, 2023.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/2/23 (date of document).

Affiant Signature

8/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

