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

CRT File No. 230745210

Karen Johnson Davidson County
Batch# 1035758 **DEEDWARR**
08/08/2023 10 34 24 AM 2 pgs
Fees $13 00 Taxes $1,701.63

20230808-0061353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $459,900.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2023.

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler Eads and Amanda Maneclang 2040 Leeds Lane Nashville TN 37221	New Owner	Tax Parcel ID No 141 05 0A 704 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, **Hannah V. Phillps Jones, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Eads and Amanda Maneclang, joint tenants with right of survivorship,** ("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. 704 on the Plan of Avondale, Phase 3, Section 2, Major Subdivision, Cluster Lot Subdivision of record in Instrument No 20151007-0102442 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Hannah V. Phillips, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No 20160622-0063657, in the Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 22, 2016. Said property has never been the marital residence of Grantor.

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 for the year 2023 and thereafter, not yet due and payable.

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 Avondale, Phase 3, Section 2, Major Subdivision, Cluster Lot Subdivision, as recorded in Instrument No. 20151007-0102442.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Harpeth 40 mobile home park, as recorded in Plat Book 4300, Page 49.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Avondale Park Boulevard Right of Way Dedication, as recorded in Instrument No. 20140722-0064838

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, amended in Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20020821-0100879.

Standard Lease Agreement as set forth in instrument recorded in Book 4494, Page 882.

Agreement as set forth in instrument recorded in Book 6078, Page 619

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20141202-0110280.

Oil and Gas Lease recorded in Book 3084, Page 317

All of the terms and provisions set forth and contained in that certain Lease between Michael R. Allison, Lessor, and National Advertising Company, a Delaware corporation, Lessee, a memorandum of which is recorded in Book 10023, Page 638.

Contract recorded in Book 5348, Page 362 and Assignment of Contract recorded in Book 5902, Page 469 and Instrument No. 20041207-0145663.

This is improved property located at 2040 Leeds Lane Nashville TN 37221

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 7th day of August, 2023

Hannah V. Phillps Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah V. Phillps Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2023

Notary Public
My Commission Expires. _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024