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

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

CRT File No. 230745410

Karen Johnson Davidson County
Batch# 1036786 DEEDWARR
08/10/2023 10 03 00 AM 2 pgs
Fees $13 00 Taxes $2,482 70

20230810-0062011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $671,000 00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2023

Notary Public
My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information.
K David Kohler and Nina B Kohler Revocable Trust of 2002 1112 W Riverside Dr Kohler, WI 53044	New Owner	Tax Parcel ID No 105 01 3U 005 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, **Edgehill Townhomes, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **K. David Kohler and Nina B. Kohler Revocable Trust of 2002, u/a/d 7/14/2002**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 1123 of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Edgehill Village Townhomes, a Horizontal Property Regime, of record in Instrument No 20230629-0049824, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company, of record in instrument No 20210927-0129448, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on August 27, 2021

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Felicia Bass and John Bass, wife and husband, of record in Instrument No 20210924-0128618, in the Register's Office of Davidson County, Tennessee, dated September 23, 2021 and recorded on September 24, 2021

Being a part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company, of record in Instrument No 20210921-0126762, in the Register's Office of Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021

Being a part of the same property conveyed to EVI Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Edgehill Village Investors, LLC, a Tennessee limited liability company, of record in Instrument No 20171229-0132418, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017 and recorded on December 29, 2017

Being a part of the same property conveyed to Edgehill Village Investors, LLC, by Special Warranty Deed from Calvin McCain and Pamela McCain, of record in Instrument No 20140916-0084853, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16, 2014

Being a part of the same property conveyed to Edgehill Village Investors, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Cedric L Grannum, of record in Instrument No. 20140916-0084851, in the Register's Office of Davidson County, Tennessee, dated September 15, 2014 and recorded on September 16, 2014.

Being a part of the same property conveyed to Felicia Bass and John Bass, Wife and Husband, by Warranty Deed from Sherman Babbs, Unmarried, of record in Instrument No. 20140311-0020314, in the Register's Office of Davidson County, Tennessee, dated February 28, 2014 and recorded on March 11, 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 Boyd Ament Tract, as recorded in Plat Book 21, Page(s) 83 and Re-survey of Boyds Addition of WB Southgate recorded in Plat Book 332, Page 82.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230629-0049824.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20211001-0132042.

Easement recorded in Book 4284, Page 809

Agreement for Dedication of Public Right of Way as set forth in instrument recorded in Instrument No 20200914-0104575.

This is improved property located at 1123 Villa Place Nashville TN 37212

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 8th day of August, 2023.

Edgehill Townhomes, LLC

BY. _____

Robert W. Lowe, Jr.
Managing General Partner

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert W Lowe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Edgehill Townhomes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of August, 2023.

_____
Notary Public

