Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1044699 DEEDWARR
08/31/2023 10:54 53 AM 3 pgs
Fees $18 00 Taxes $1,091 50
20230831-0068276

WARRANTY DEED

THIS INDENTURE, is made and entered into as of the 30th day of August 2023, by and between **Chase Waller Henderson, a married man,** party of the first part, and **Hannah Murray, an unmarried woman and Carson Jacob Lamie, an unmarried man, as tenants in common, with rights of survivorship,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 18 & 10), of record in Instrument No. 20201209-0143747, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the party of the first part by Special Warranty Deed of record at Instrument Number 20211029-0145402, in the Register's Office of Davidson County, Tennessee.

Allyson Claire McFarland Henderson, wife of Chase Waller Henderson, joins herein for the sole purpose of conveying any and all right, title, and interest she my have by nature of her marriage to Chase Waller Henderson.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT for Subdivision Restrictions, Building lines, and Easements and other matters shown on the plat of Thornton Grove PUD Phase 1B & 1C, as recorded in Instrument No. 20200828-0097695; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608- 0058652, Supplement and Amendment recorded in Instrument No. 20201209-0143747, Instrument No. 20210924-0128409, Instrument No. 20220421-0046291, Instrument No. 20220426-0048068, Instrument No. 20221209-0128324 and further amended in Instrument No. 20230703-0050616; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190408-0031669; Instrument No. 20190812-0080087; Instrument No. 20200917-0106622 and Instrument No. 20210429-0057632; Easement for Ingress and Egress, recorded in Book 5992, Page 654; Easement for Sanitary Sewer and Storm Drainage, Water Mains, Pumps and Appurtenances,

recorded in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115; Easement for TVA, recorded in Book 3068, Page 480; Easement for 50' Wide Easement, recorded in Book 6199, Page 554; Easement for Mutual Grant and Declaration of Easement, recorded in Book 6199, Page 559; Application for Greenbelt in Instrument No. 20100225-0014378 and Instrument No. 20100225- 0014379, all in the Register's Office of Davidson County Tennessee and 2023 Davidson County real estate taxes are liens but not yet due, which the party of the second part hereby assumes and agrees to pay; and subject to all rights of way and easements or public roads and utilities, subdivision and zoning regulations in effect in Davidson County, Tennessee and further subject to all applicable building restrictions and restrictive covenants of record; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

SIGNATURE PAGE TO FOLLOW

WITNESS the signature of the said party of the first part the day and year first above written.

Chase Waller Henderson

Allyson Claire McFarland Henderson

****

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chase Waller Henderson and Allyson Claire McFarland Henderson** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 28 day of August 2023.

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission expires: 8-29-2023

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(FOR RECORDING DATA ONLY)

Property Address:
2935 Winterberry Dr, #25
Nashville, TN 37207

Property Owner:
Carson Jacob Lamie
Hannah Murray
2935 Winterberry Dr, #25
Nashville, TN 37207

Ward, Block & Parcel Number:
050020D01300CO

Mail tax bills to:

New Owner

This instrument prepared by:
William P. Moss III, Atty.
Harris Shelton Hanover Walsh, PLLC
6060 Primacy Pkwy, Suite 100
Memphis, TN 38119

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$295,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of AUGUST 2023.

Notary Public

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

My Commission Expires:

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