Karen Johnson Davidson County
Batch# 1050333 DEEDWARR
09/15/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $5,661.00
20230915-0072493

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845528**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,530,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2023. Notary Public My Commission Expires: 9-21-26

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ross Pierson Davis and Misty Shan Davis, and William Drew Tanney 2019B Galbraith Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 02 4G 002.00

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, **Adam Hesney and Sarah Hesney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross Pierson Davis and Misty Shan Davis, husband and wife and William Drew Tanney, as 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 Unit B on the Plan of 2019 Galbraith Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140827-0077996, as amended in Instrument No. 20150108-0002312 and Instrument No. 20150313-0021511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 2019 Galbraith Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140827-0077996, as amended in Instrument Nos. 20150108-0002312 and 20150313-0021511, and Bylaws appended thereto as Exhibit "Câ€ , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Adam Hesney and Sarah Hesney, husband and wife, by Warranty Deed from Pierre-Francois D'Haese and Jessica Terry D'Haese, husband and wife, of record in Instrument No. 20200701-0070945, in the Register's Office of Davidson County, Tennessee, dated June 29, 2020 and recorded on July 01, 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.

Taxes and assessments for the year 2023 and subsequent years, 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 Overton Hills, as recorded in Plat Book 843, Page 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140827-0077996, as amended in Instrument Nos. 20150108-0002312 and 20150313-0021511.

This is improved property located at 2019B Galbraith 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 15th day of September, 2023.

Adam Hesney By Ryan Dieck Attorney-in-fact
Adam Hesney
By: Ryan Dieck, Attorney in Fact

Sarah Hesney By Ryan Dieck, Attorney-in-fact
Sarah Hesney
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Adam Hesney and Sarah Hesney and that he is authorized by Adam Hesney and Sarah Hesney to execute this instrument on their behalf.

WITNESS my hand, at office, this 15th day of September, 2023.

AS
Notary Public



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 9-15-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-15-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM