Karen Johnson Davidson County
Batch# 1059838 DEEDWARR
10/11/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $6,900.50
20231011-0079783

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945750**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,865,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2023. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Timothy Gage Harvey and Jennifer Ford Harvey 1001 Sutton Hill Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0 152.00

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, **Paul Roper and Janna Roper, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Timothy Gage Harvey and Jennifer Ford Harvey, husband and wife,** ("Grantees"), their 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. 47 on the Plan of Map of Sutton Hill Section of Marengo Park of record in Plat Book 974, Page 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 75 feet on the Southerly side of Sutton Hill Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Paul Roper and Janna Roper, Husband and Wife, by Warranty Deed from Hyde Construction Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200707-0072647, in the Register's Office of Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 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 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 Map of Sutton Hill Section of Marengo Park, as recorded in Plat Book 974, Page(s) 67.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 421.

This is improved property located at 1001 Sutton Hill Road Nashville TN 37204

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 6th day of October, 2023.

Paul Roper

Janna Roper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Roper and Janna Roper, 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 6th day of October, 2023.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 6, 2023 (date of document).

Affiant Signature

October 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023