RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230945854

Karen Johnson Davidson County
Batch# 1060520 DEEDWARR
10/13/2023 02 24 47 PM 2 pgs
Fees $13 00 Taxes $2,216 30

20231013-0080452

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $599,000 00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2023.

Notary Public
My Commission Expires:

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Hausman and Amy Hirschmann 501 Oakley Drive Nashville TN 37220	CMG Mortgage, Inc. 3160 Crow Canyon Rd. ste 400 San Ramon, CA 94583	Tax Parcel ID No. 160-04-0-023.00

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, **Gabriel Andrew Carrejo, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Hausman, unmarried and Amy Hirschmann, unmarried, as tenants in common with right of survivorship** ("Grantees"), their 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 960 on the Plan of Brentwood Hall, Section IX of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gabriel Andrew Carrejo, unmarried by Warranty deed from Lonnie B. Copeland and Heather Copeland, husband and wife of record in Instrument No. 20120911-0082178 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on September 11, 2012.

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 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2488, Page 489, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Stormwater Detention Agreement of record in Instrument Number 20010405-0033586, in the Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of record in Instrument Number 19991207-0300674, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 3933, Page 359, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary sewers of record in Book 10448, Page 188, in the Register's Office for Davidson County, Tennessee.
Landscape Agreement of record in Instrument Number 20010405-0033587, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20011024-0116286, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument Number 201111170089838, in the Register's Office for Davidson County, Tennessee.
Conveyance of Open Space and Common Areas of record in Instrument Number 20011219-0139981, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress and egress of record in Book 10348, Page 367, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 501 Oakley Drive Nashville TN 37220

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 12th day of October, 2023.

Gabriel Andrew Carrejo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel Andrew Carrejo, 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.

Witness my hand, at office, this 12th day of October, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28 2026