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

CRT File No. 231146253

Karen Johnson Davidson County
Batch# 1075623 **DEEDWARR**
11/28/2023 10:08:55 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20231128-0091729

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2023.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laurel House, LLC. 1520 Edgehill Ave Nashville TN 37212	New Owner	Tax Parcel ID No. 105 01 3Y 009.00-CO

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 Village Townhomes, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurel House, LLC.**, ("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. 1520, 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 of 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 portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee Limited Liability Company, by Quit Claim 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 September 27, 2021.

Being a portion 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.

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.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 105 01 3Y 009.00-CO

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan showing the dimensions of the plot embraced within Lots 88 to 95, a subdivision of Lots 2-3-6-7-9 of Boyds Addition, as recorded in Plat Book 332, Page 82.

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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Edgehill Village Townhomes Master Condominium of record in Instrument No. 20211013-0137686, as Terminated in Instrument No. 20230629-0049823; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

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 for Public Right of Way, recorded in Instrument Nos. 20200821-0094838 and 20200914-0104575.

Easement recorded in Book 4284, Page 809.

This is improved property located at 1520 Edgehill Ave 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 20th day of November, 2023.

Edgehill Village 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 VillageTownhomes, 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 20th day of November, 2023.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026