THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146236** Karen Johnson Davidson County Batch # 1085095 DEEDWARR 12/22/2023 11:18:53 AM 2 pgs Fees: $13.00 Taxes: $1,609.50 20231222-0098824	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Karen Johnson Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Janel L Johnson Notary Public My Commission Expires: 3/6/27 JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Casey Nearing 1143 Janie Ave Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098 05 0A 156.00

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, **Lance A. Fischel and Helena F. Ballard n/k/a Helena Fischel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey Nearing**, ("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 Lot No. 114 on the Plan of Revision One, Section Five, Hampton Hall of record in Instrument No. 20000728-0074425, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lance A. Fischel, unmarried and Helena F. Ballard, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Thanigaivelan Muthu and Latha Ramasamy, husband and wife, of record in Instrument No. 20101101-0086983, in the Register's Office of Davidson County, Tennessee, dated October 28, 2010, and recorded on November 01, 2010.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section Five, Hampton Hall, as recorded in Instrument No. 20000728-0074425.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Hampton Hall, as recorded in Plat Book 9700, Page(s) 216.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 257, as Supplemented in Book 10301, Page 184; Amended in Book 10444, Page 460 and Book 10640, Page 947; further Supplemented in Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512 and Instrument No. 20000608-0057413.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10584, Page 114.

This is improved property located at 308 Hallford Court Hermitage TN 37076

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 30th day of November, 2023.

Lance A. Fischel

Helena Fischel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lance A. Fischel and Helena F. Ballard n/k/a Helena Fischel, 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 30th day of November, 2023.

Notary Public
My Commission Expires:

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