WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1101875 DEEDWARR
02/16/2024 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240216-0010938

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #24-TC-2413-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Sean Morey	New Owner	
(NAME)	(NAME)	**163 16 0C 321.00**
2413 Danilynn Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDGEHILL CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SEAN MOREY, SINGLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 321 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the site plan for Matlock Phase 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Edgehill Capital, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Jones Construction, LLC, of record in Instrument No. 20220128-0010561, in the Register's Office of Davidson County, Tennessee, dated January 19, 2022 and recorded on January 28, 2022.

This conveyance is subject to:

* Taxes for 2024, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision of Matlock, A Residential Planned Unit Development, as recorded in Instrument No. 20180328-0028761.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Matlock Townhomes Condominium of record in Instrument No. 20070502-0052533, as amended in Instrument No's. 20070509-0055599; 20070705-0080103; 20100122-0005543; 20100503-0033517; 20101216-0099939; 20111228-0101458; 20170612-0058618 and 20200828-0098062; 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. 20170817-0084468.

* Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No's. 20090819-0078167 and 20200605-0058127.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2413 Danilynn Drive, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th day of February, 2024.

Edgehill Capital, LLC, a Tennessee Limited Liability Company

By: _____
Kevin Woods, Secretary/CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. Loy Carney of the state and county mentioned, personally appeared Kevin Woods, Secretary/CFO of Edgehill Capital, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary/CFO of Edgehill Capital, LLC, the within named bargainor, a Limited Liability Company, and that such Kevin Woods, Secretary/CFO of Edgehill Capital, LLC, as such Secretary/CFO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Secretary/CFO.

Witness my hand and seal, at office in Nashville, this 12th day of February, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/12/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON