THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$569,750.00.** **Affiant**
Karen Johnson Davidson County Batch# 1103973 DEEDWARR 02/23/2024 10:28:30 AM 3 pgs Fees: $18.00 Taxes: $2,108.08 20240223-0012486	Subscribed and sworn to before me, this **14th day of February, 2024.** **Notary Public** **My commission expires:** _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caleb Rowan and Hannah Rowan **308 Hidden Springs Cove** **Nashville, TN 37207**	Same as New Owners	**033-13-0B-006.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Justin Hill and Bethany Hill, husband and wife** , Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Caleb Rowan and Hannah Rowan, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Phase 3, Hidden Springs of record in Plat at Instrument No. 20190807-0078397, 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 Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed from Daryl Adler and Nelson Holt, as tenants in common of record in Instrument No. 20201229-0153826 Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on December 29, 2020.

Being the same property conveyed to Justin Hill and Bethany Hill, husband and wife by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20220105-0002036 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 05, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **308 Hidden Springs Cove, Nashville, TN 37207**.

HE-2024-043

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 **14th day of February, 2024.**

Bethany Hill

Bethany Hill

Justin Hill

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of February, 2024, before me personally appeared Bethany Hill and Justin Hill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of February, 2024.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/24

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

HE-2024-043

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 14, 2024**.

Affiant Signature

February 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

23rd day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires