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

CRT File No. 240146720

Karen Johnson
Batch # 1104431
02/26/2024 09:47:52 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20240226-0012827

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paola Citlali Lopez 1312 Concord Mill Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172 12 0D 600.00

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, **Kathleen R. Rosenthal and Brandon G. Rosenthal, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Paola Citlali Lopez**, ("Grantees"), his 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 Unit 322-R a Special Use parcel, on the Plat of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427 as revised and shown as Exhibit "B" of Instrument Nos. 20070103-0001283, 20070103-0001284, and 20070830-0104305, corrected in Instrument Nos. 20070924-0113720, 20070830-0104306 and 20070924-0113721, in the Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen R. Rosenthal and Brandon G. Rosenthal, wife and husband, by Warranty Deed from Ryan Hunt and Janna Beth Hunt, husband and wife, of record in Instrument No. 20160907-0093824, in the Register's Office of Davidson County, Tennessee, dated September 06, 2016 and recorded on September 07, 2016.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Five, Lenox Village, as recorded in Instrument No. 20050120-0007427.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as Supplemented in Instrument No. 20040526-0062220 and Instrument of Correction recorded in Instrument No. 20050113-0005133, as Amended in Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Scrivener's Affidavit recorded in Instrument No. 20070924-0113721.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060612-0069716, as Supplemented in Instrument No. 20070103-0001283 and Amended in Instrument No. 20070830-0104305 and Scrivener's Affidavit recorded in Instrument No. 20070924-0113720.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, as Supplemented in Instrument No. 20040526-0062221 and Amended in Instrument No. 20080326-0030449.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025146.

This is improved property located at 1312 Concord Mill Lane 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 23rd day of February, 2024.

Kathleen R. Rosenthal **Brandon G. Rosenthal**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathleen R. Rosenthal and Brandon G. Rosenthal**, 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 23rd day of February, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025