Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 240146694

Karen Johnson
Batch # 1104442
02/26/2024 09:55:42 AM
Fees: $13.00 Taxes: $2,886.00

Davidson County
DEEDWARR
2 pgs

20240226-0012840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $780,000.00.

Affiant

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

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Hendrix and Sarah Ruth Boyer Hendrix 553B Hamilton Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-3J-002.00-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, **Michael L. Peterlich and Jessica K. Peterlich, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Michael Hendrix and Sarah Ruth Boyer Hendrix, husband and wife**, ("Grantees"), their 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 B of the Homes at 553 Hamilton Avenue located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 553 Hamilton Avenue, pursuant to Tennessee Code Annotated Section 66-27-103(b) of record as Instrument No. 20170330-0031122 and Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. 201804090032967, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 553 Hamilton Avenue contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20170330-0031122, and Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Homes at 553 Hamilton Avenue of record in Instrument No. 201804090032967 and Bylaws appended thereto as Exhibit "B", said Register's office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael L. Peterlich and Jessica K. Peterlich, husband and wife by Warranty Deed from Ke Qin of record in Instrument No. 20180409-0032968 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

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.

Taxes for the year 2024, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170330-0031122 and Amended in Instrument No. 20180409-0032967, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, County Court for Davidson County, Tennessee.

This is improved property located at 553B Hamilton Avenue Nashville TN 37203

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, Grantors have executed this instrument on this 23rd day of February, 2024.

Michael L. Peterlich

Jessica K. Peterlich

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael L. Peterlich and Jessica K. Peterlich, 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: _____

