THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive Ste 140** **Franklin, TN 37067** **CRT File No. 240146724**	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 29th day of February, 2024. Notary Public My Commission Expires:

FRANCESCA M. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

Karen Johnson
Batch # 1106413
03/01/2024 09:39:16 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20240301-0014220

ADMINISTRATORS DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Romagna 110 Carphilly Cir Franklin, TN 37069	New Owner	Tax Parcel ID No. 143 02 0C 028.00

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, **Lesa H. Skoney as Administrator of the Estate of John W. Dalton III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David A. Romagna, unmarried**, ("Grantee"), his, 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 28, on the Plan of Harpeth Knoll Planned Unit Development, as shown on plat of record in Plat Book 5200, Page 764, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Dalton III, by Warranty Deed from Timothy Butler, an Unmarried Man, of record in Instrument No. 20060202-0013041, in the Register's Office of Davidson County, Tennessee, dated January 31, 2006, and recorded on February 02, 2006. The said John Dalton III died on May 23, 2023. Lesa H. Skoney being appointed Administrator of the Estate of John W. Dalton III, pursuant to Court Order in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case 23P1038.

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 all years thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Harpeth Knoll Planned Unit Development, as recorded in Plat Book 5200, Page(s) 764.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6280, Page 478, as amended in Instrument No. 20070405-0041277, Instrument No. 20200109-0003184 and Instrument No. 20200506-0047306.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6380, Page 201.

This is improved property located at 721 Harpeth Trace Drive, Nashville, TN 37221

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 that Grantor, in its capacity as Administrator of the Estate of John W. Dalton III (and not individually) is lawfully selling the property, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that Grantor, in its capacity as

Administrator of the Estate of John W. Dalton III (and not individually) does further covenant and bind herself to warrant title for the period of Administration to the said land to the said Grantee, his heirs and assigns, against the lawful claims, claiming by through or under the Administrator and not otherwise.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2024.

ESTATE OF JOHN W. DALTON III

Lesa H. Skoney

Lesa H. Skoney, Administrator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lesa H. Skoney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Administrator of the Estate of John W. Dalton, III, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2024.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024