Karen Johnson Davidson County
Batch# 1107339 DEEDWARR
03/04/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240304-0015027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246988** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 29th day of February, 2024. Carmen Coats Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Wyatt Cole 2705 Hartford Drive Nashville TN 37210	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 119 10 0 050.00

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, **Flatrock Development, LLC.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wyatt Cole, a single man, and Brian Cole, a married man**, as joint tenants with right of survivorship ("Grantees"), its 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 Lot 27, HIDDEN ACRES, as shown on plat of record in Plat Book 1130, Page 89, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Flatrock Development LLC, by Quitclaim Deed from Duncan and Ashley Borders, of record in Instrument No. 20110815-0062913, in the Register's Office of Davidson County, Tennessee, dated August 12, 2011, and recorded on August 15, 2011.

Being the same property conveyed to Duncan and Ashley Borders, by Quitclaim Deed from FlatRock Development, LLC, of record in Instrument No. 20110114-0004123, in the Register's Office of Davidson County, Tennessee, dated January 12, 2011, and recorded on January 14, 2011. Also see Affidavit of record in Instrument No. 20110726-0057054, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to FlatRock Development, LLC, by Warranty Deed from The Estate of Raymond Robison, of record in Instrument No. 20100406-0025709, in the Register's Office of Davidson County, Tennessee, dated March 25, 2010, and recorded on April 06, 2010.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN ACRES, as recorded in Plat Book 1130, Page(s) 89.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1394, Page 218; Book 1428, Page 565 and Book 1432, Page 528.

This is improved property located at 2705 Hartford Drive Nashville TN 37210

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 29th day of February, 2024.

Flatrock Development, LLC.

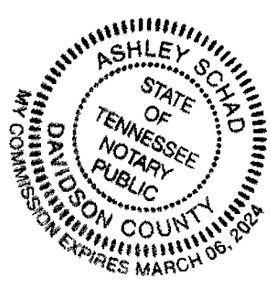
By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Flatrock Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of February, 2024.

_____
Notary Public



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 29, 2024** (date of document).

Affiant Signature

March 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25