THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $497,500.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2024. Notary Public My Commission Expires: _____

aren Johnson
atch # 1113435
3/21/2024 09:33:21 AM
ees: $13.00 Taxes: $1,840.75
Davidson County
DEEDWARR
2 pgs
20240321-0019504

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner: Jenny Franklin 2024 Edison Park Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 02 4W 052.00

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, **Leah Verona, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenny Franklin, unmarried**, ("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 Unit No. 52, on the Plan of Edison Park Nashville, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190508-0043217, amended in Instrument No. 20190524-0049673, Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277; Assignment and Assumption of Declarant's Rights record in Instrument No. 20200214-0016899, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Leah Verona, An Unmarried Woman, by Warranty Deed from Toll Southeast LP Company, Inc., a Delaware Corporation, of record in Instrument No. 20221013-0112440, in the Register's Office of Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022.

Being a part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware Corporation, by Special Warranty Deed from Thrive California, LLC, a Delaware limited liability company, of record in Instrument No. 20200214-0016898, in the Register's Office of Davidson County, Tennessee, dated February 12, 2020 and recorded on February 14, 2020. Also see Scrivener's Affidavit of recorded in Instrument No. 20200724-0081425 and Instrument No. 20220111-0003126, Register's Office of Davidson County, Tennessee and as corrected in Instrument No. 20210525-0070384, in the Register's Office for Davidson County, Tennessee.

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 Plan No. 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190508-0043217, amended in Instrument No. 20190524-0049673, Instrument No. 20210618-0082869 and Instrument No. 20221020-0114277; Assignment and Assumption of Declarant's Rights record in Instrument No. 20200214-0016899.

Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20190711-0067539.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5010, Page 359; Book 5010, Page 363 and Book 5010, Page 421.

Easement for Right of Way, recorded in Instrument No. 20200310-0026747.

This is improved property located at 2024 Edison Park Lane Nashville TN 37209

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 20th day of March, 2024.

Leah Verona

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah Verona, 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 20th day of March, 2024.

Notary Public
My Commission Expires: _____

