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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240246950**<br><br>Karen Johnson Davidson County<br>Batch# 1115413 DEEDWARR<br>03/27/2024 10:16:30 AM 3 pgs<br>Fees: $18.00 Taxes: $4,995.00<br>20240327-0021242 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of March, 2024.<br><br>Notary Public<br>My Commission Expires: Sondra Moungey Notary Public Maury County, State of Tennessee My Commission Expires January 22, 2025 |

# WARRANTY DEED

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| Address New Owner:<br>Andrew Laurence Ladd and<br>Michelle Ann Ladd<br>6013 Andover Drive<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>158-08-0-012.00 |

**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, **Benjamin Bahil and Denise Bahil, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Laurence Ladd and Michelle Ann Ladd, 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 Lot(s) 518, as shown on the map entitled Hillsboro Park Section 11, of record in Plat Book 2900, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENJAMIN BAHIL AND DENISE BAHIL, HUSBAND AND WIFE, by deed from KE HOLDINGS, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, of record in Instrument No. 20210412-0047985 , dated April 7, 2021 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 158-08-0-012.00.

Matters shown on the Plan of record in Plat Book 2900, page 74, said Register's Office.

This is improved property located at 6013 Andover Drive Nashville TN 37215

**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 26th day of March, 2024.

Benjamin Bahil

Denise Bahil

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Bahil, 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 26th day of March, 2024.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise Bahil, 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 26th day of March, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Holly Ray, 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 3/26/2024.

Date

Holly Ray

Affiant Signature

3/26/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of March, 2024.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: _____

Date

Notary's Seal (if on paper)