THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240247000** Karen Johnson Davidson County Batch # 1116831 DEEDWARR 04/01/2024 10:18:35 AM 2 pgs Fees: $13.00 Taxes: $4,995.00 20240401-0022192	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00 Affiant Subscribed and sworn to before me, this 29th day of March, 2024. Notary Public My Commission Expires VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Michael McKenzie and Jennifer McKenzie 128 Windsor Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 15 0 048.00

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, **James Lewis and Daniela Sartore-Lewis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael McKenzie and Jennifer McKenzie, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land Lying in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 416 on the plan of Hillsboro Park, Section IV, as of record of Plat Book 2331, Page 142, Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to James Lewis and Daniela Sartore-Lewis, husband and wife, by Warranty Deed from Tammy W. Howell, of record in Instrument No. 20150504-0040304, in the Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015.

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 Hillsboro Park, Section IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, as amended in Book 2603, Page 440, Book 4169, Page 719; as addendum in Book 4207, Page 397 and Book 2596, Page 23, as amended in Book 3836, Page 620.

This is improved property located at 2013 Stonehurst 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 28th day of March, 2024.

James Lewis

Daniela ~~Sartre~~ Lewis
DS2 SARTORE

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Lewis and Daniela ~~Sartre~~ Lewis, 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. *Sartore

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

Notary Public
My Commission Expires: 2.6.2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028