Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347057

Karen Johnson
Batch # 1116858
04/01/2024 10:40:58 AM
Fees: $13.00 Taxes: $2,608.50
Davidson County
DEEDWARR
2 pgs
20240401-0022238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Revocable Trustee Agreement for the Hall Family Trust dated May 25, 2023 317 Tremont St Chattanooga, TN 37405	New Owner	Tax Parcel ID No. 105-01-3Y-003.00 CO

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, **Edgehill Village Townhomes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Revocable Trustee Agreement for the Hall Family Trust dated May 25, 2023**, ("Grantee"), 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. 1117 on the plan of Edgehill Village Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230629-0049824, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by deed from EVI Holdings LLC, a Tennessee limited liability company, of record in Instrument No. 20210921-0126762, dated September 15, 2021, said Register's Office.

Being part of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company, by deed from Felicia Bass and John Bass, wife and husband, of record in Instrument No. 20210924-0128618 , dated September 23, 2021 , said Register's Office.

Edgehill Village Townhomes, LLC, a Tennessee limited liability company conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company to consolidate tracts, by quitclaim deed of record in Instrument No. 20210927-0129448, dated September 27, 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. 105-01-3Y-003.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20230629-0049824, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20211001-0132042, said Register's Office.

Agreement for Dedication of Public Right of Way of record in Instrument No. 20200914-0104575, said Register's Office.

This is improved property located at 1117 Villa Place Nashville TN 37212

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.

Edgehill Village Townhomes, LLC

By: W. McClain Towery, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th 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