Prepared by:
Record and Return To:
Chapman and Rosenthal Title, [illegible]
[illegible] Burton Hills [illegible]
Nashvi[illegible]

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

CRT File No. 240347168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1129508
05/01/2024 10:52:39 AM
Fees: $13.00 Taxes: $2,719.50

Davidson County
DEEDWARR
2 pgs

20240501-0031751

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen Sue McIntyre and Stanley Michael McIntyre 3111 Morning Stroll Drive Nashville TN 37206	New Owner	Tax Parcel ID No. 084-05-0B-011.00 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, **Connor Lott, unmarried and Sara Lott, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Karen Sue McIntyre and Stanley Michael McIntyre, wife and husband,** ("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 Unit No. 11, on the Horizontal Property Regime with Private Elements for East Greenway Park, a Townhouse Planned Unit Development, as established in the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160707-0069540 and amended in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to CONNOR LOTT AND SARA LOTT, HUSBAND AND WIFE, by deed from EAST GREENWAY PARK, LLC, of record in Instrument No. 20210621-0083058, dated June 18, 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. 084-05-0B-011.00 CO.

Matters shown on the Plan of record in Instrument No. 20160706-0069097 and in Instrument No. 20170216-0016159, said Register's Office.

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. 20160707-0069540 and amended in Instrument No. 20161020-0110945, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20141205-0111597, said Register's Office.

Grant of Easement to Comcast of Nashville, I, LLC, in Instrument of record in Instrument No. 20181029-0106559, said Register's Office.

This is improved property located at 3111 Morning Stroll Drive Nashville TN 37206

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 April, 2024.

Connor Lott

Sara Lott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connor Lott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public

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

My Commission Expires: _____

STATE OF District of Columbia)
COUNTY OF District of Columbia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Lott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public

My Commission Expires: 9-30-2026

CHRISTINA CARTER
NOTARY PUBLIC
DISTRICT OF COLUMBIA
MY COMM EXPIRES 09-30-2026