THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447376** Karen Johnson Davidson County Batch# 1131254 DEEDWARR 05/06/2024 11:12:30 AM 3 pgs Fees: $18.00 Taxes: $1,463.35 20240506-0033064	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,500.00. Caitlin Hatcher Affiant Subscribed and sworn to before me, this 1st day of May, 2024. Notary Public My Commission Expires: C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

WARRANTY DEED

Address New Owner: Caitlin Hatcher 910 Holly Forest Nashville TN 37221	Send Tax Bills To: Legacy Home Loans, LLC. DBA Steadfast Mortgage 1036 Stearman Drive, Suite 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 142 08 0B 081.00

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, **John Lillard Templeton III and Emme Norvell Templeton, Co-Trustees of the Templeton Family Trust, dated November 8, 2022** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caitlin Hatcher, unmarried woman**("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. 81, as shown on the plan of Phase III, Coronada, Town Home Condominiums, a Horizontal Property Regime, as shown on the plan of record in Plat Book 5200, Page 67, as established by the Master Deed of record in Book 4901, Page 679, as being amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and in Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to John Lillard Templeton III and Emme Norvell Templeton, Co-Trustees of the Templeton Family Trust, dated November 8, 2022, by Quitclaim Deed from John L. Templeton III and Emme N. Templeton, husband and wife, of record in Instrument No. 20221108- 0120034, in the Register's Office of Davidson County, Tennessee, dated November 08, 2022 and recorded on November 08, 2022.

Being the same property conveyed to John L. Templeton III and Emme N. Templeton, husband and wife, by Warranty Deed from Elizabeth J. Hill, unmarried, of record in Instrument No. 20150828-0087490, in the Register's Office of Davidson County, Tennessee, dated August 21, 2015 and recorded on August 28, 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 Phase III, Coronada, Town Home Condominiums, as recorded in Plat Book 5200, Page(s) 67.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Coronada, A Condominium of record in Book 4901, Page 679, as being amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Grant of Underground Utility, recorded in Book 7173, Page 324.

Easement for Ingress, Egress and Utility Access, recorded in Book 9045, Page 954.

Memorandum of PCS Site Agreement as set forth in instrument recorded in Book 10237, Page 775 and Memorandum recorded in Instrument No. 20060607-0067801.

This is improved property located at 910 Holly Forest Nashville TN 37221

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 1st day of May, 2024.

The Templeton Family Trust, dated November 8, 2022

By: John Lillard Templeton, III, Co-Trustee

By: Emme Norvell Templeton, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Lillard Templeton, III, and Emme Norvell Templeton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of **the** Templeton Family Trust, dated November 8, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of May, 2024.

Notary Public

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

True Copy Certification

I, **Pam Autry,** 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 this the 1st day of May, 2024.

Affiant Signature

Date 5/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028