Karen Johnson Davidson County
Batch# 1134310 DEEDWARR
05/13/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240513-0035150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of May, 2024.

Brooke Hicks
(Affix Seal) Notary Public

My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2024-04-1741

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brian M. Zophin 1113 Villa Place Nashville, TN 37212	PNC Bank, N.A. 3232 Newmark Dr. Miamisburg, OH 45342	Map/Parcel 105-01-3Y-001.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edgehill Village Townhomes LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian M. Zophin, a married man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1113 on the Plan of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230629-0049824, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from EVI Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20210921-0126762 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 21, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Special Warranty Deed from Felicia Bass and John Bass, wife and husband of record in Instrument No. 20210924-0128618 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 24, 2021.

Being a portion of the same property conveyed to Edgehill Village Townhomes, LLC, a Tennessee limited liability company by Quitclaim Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company of record in Instrument No. 20210927-0129448 Register's Office for Davidson County, Tennessee, dated September 24, 2021 and recorded on September 27, 2021.

This conveyance is subject to the following: Davidson County property taxes for 2024 and subsequent years a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1113 Villa Place, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 9th day May, 2024.

Edgehill Village Townhomes LLC, a Tennessee Limited Liability Company

By: _____
W. McClain Towery, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Hale McClain of the state and county mentioned, personally appeared W. McClain Towery, Authorized Representative of Edgehill Village Townhomes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of Edgehill Village Townhomes LLC, the within named bargainor, a Limited Liability Company, and that such W. McClain Towery, Authorized Representative of Edgehill Village Townhomes LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Frannklin, TN, this 9 day of May, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

KATHLEEN HALE MCCLAIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-10-2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25