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. 240447507

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 2024.

Notary Public
My Commission Expires: _____

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

Karen Johnson
Batch # 1136238
05/17/2024 09:38:41 AM
Fees: $13.00 Taxes: $1,220.63

Davidson County
DEEDWARR
2 pgs

20240517-0036702

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Patrick Miller 3221 Harpeth Springs Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0D-193.00 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, **Marley M. Signorelli, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Patrick Miller**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*unmarried

Located in Davidson County, Tennessee, and being known and designated as all of Unit No. 193 on the plan of Riverbridge Community, a Planned Unit Development, as shown on the plat of the same of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARLEY M. BENDER, by deed from CH&CH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200504-0046191 , dated May 1, 2020 , said Register's Office.

Marley M. Bender having since married and is now known as Marley M. Signorelli.

Said property was never the marital residence of Grantor.

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. 141-06-0D-193.00 CO.

Matters shown on the Plan of record in Instrument No. 20030213-0019999, 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. 20030205-0016044, amended in Instrument No. 20030303-0027396, said Register's Office.

By-Laws of record in Instrument No. 20030218-0020999, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, said Register's Office.

This is improved property located at 3221 Harpeth Springs Drive 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 15th day of May, 2024.

Marley M Signorelli
Marley M. Signorelli

STATE OF New York)
COUNTY OF Allegany)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marley M. Signorelli, 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.

Witness my hand, at office, this 15th day of May, 2024.

Frances Jane Bovee
Notary Public Frances Jane Bovee

My Commission Expires: August 29, 2024

FRANCES JANE BOVEE
Notary Public - State of New York
NO. 01BO6347275
Qualified in Livingston County
My Commission Expires Aug 29, 2024

01BO6347275
Frances Jane Bovee