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

CRT File No. 240447587

Karen Johnson Davidson County
Batch # 1136561 DEEDWARR
05/20/2024 09:46:57 AM 2 pgs
Fees: $13.00 Taxes: $8,621.00

20240520-0037098

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,330,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Quentin Dastugue and Penny Dastugue 1101 Montrose Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 01 0 135.00

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, **William Huger Hardie, III, Trustee of the William Huger Hardie Separate Property Trust, dated February 13, 2007, as amended and restated on November 4, 2015, and amended on February 15, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Quentin Dastugue and Penny Dastugue, husband and wife**, ("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 Lot No. 132 on the Plan of MONTROSE PLACE, of record in Plat Book 57, Page 93, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The William Huger Hardie, III Separate Property Trust, dated February 13, 2007, as amended and restated on November 04, 2015, and amended on February 15, 2018, by Quit Claim Deed from Coyle Hardie Family Foundation LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220509-0052914, in the Register's Office of Davidson County, Tennessee, dated May 05, 2022 and recorded on May 09, 2022.

Being the same property conveyed to Coyle Hardie Family Foundation LLC, a Tennessee Limited Liability Company, by Warranty Deed from David Todd McEachern, a single person, of record in Instrument No. 20210405-0043939, in the Register's Office of Davidson County, Tennessee, dated April 02, 2021 and recorded on April 05, 2021.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Plat Book 57, Page(s) 93.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20221117-0122415.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20230221-0012241.

This is improved property located at 1101 Montrose Avenue Nashville, TN 37204.

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 17th day of May, 2024.

The William Huger Hardie Separate Property Trust, dated February 13, 2007, as amended and restated on November 4, 2015, and amended on February 15, 2018

BY: _____ trustee
William Huger Hardie, III Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Huger Hardie III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for The William Huger Hardie Separate Property Trust, dated February 13, 2007, as amended and restated on November 4, 2015, and amended on February 15, 2018, 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 9th day of May, 2024.

_____
Notary Public
My Commission Expires: _____

