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

CRT File No. 240447476

Karen Johnson Davidson County
Batch # 1136572 DEEDWARR
05/20/2024 09:51:52 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20240520-0037112

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: $745,000.00.

Affiant

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

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Ozment 5217 Mountainbrook Circle Hermitage TN 37076	New Owner	Tax Parcel ID No. 085 04 0A 324.00

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, **Eva Paprocki, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Ozment, unmarried** ("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. 324, The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 3B, Planned Unit Development, of record in Instrument No. 20160421-0038888, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eva Paprocki, a single woman, by Warranty Deed from David Lee Shelley and Jeanna Deann Shelley, husband and wife, of record in Instrument No. 20210914-0123076, in the Register's Office of Davidson County, Tennessee, dated September 09, 2021 and recorded on September 14, 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.

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 The Reserve at Stone Hall (Formerly Eversong at Ravenwood) Phase 1, Section 3B, Planned Unit Development, as recorded in Plat at Instrument No. 20160421-0038888.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090310-0021482 as amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338 and Instrument No. 20120202-0009628, supplemented in Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472.

Easement for Flowage, recorded in Book 2244, Page 399.

Easement for Water Line, recorded in Book 4212, Page 147.

Easement for Ingress and Egress, recorded in Book 7292, Page 968.

Easement for Conservation Greenway, recorded in Instrument No. 20011024-0116287.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20030328-0040734.

Easement for Water Line and Maintenance, recorded in Instrument No. 20060801-0093487.

Easement for Grant of Right of Way and Road Construction, recorded in Instrument No. 20090421-0036252.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090615-0055321.

Agreed Order recorded in Instrument No. 20100106-0001301.

This is improved property located at 5217 Mountainbrook Circle Hermitage TN 37076

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.

Eva Paprocki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eva Paprocki, 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 17th day of May, 2024.

Notary Public
My Commission Expires: _____

