RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1143273
06/05/2024 09:16:54 AM
Fees: $13.00 Taxes: $2,826.80

Davidson County
DEEDWARR
2 pgs

20240605-0041913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF June, 2024.

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynea Bull	First Horizon Bank	
(NAME)	(NAME)	
516 B Westboro Drive	12719 Cantrell Road, Suite 200	90-16-2F-2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHRIS MARCHETTI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LYNEA BULL, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 516 Westboro Drive, a Horizontal Property Regime with Private Elements of record in the Declaration of Covenants, Conditions and Restrictions for Homes at 516 Westboro Drive, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20221013-0112234, 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 Chris Marchetti by Warranty Deed from Gary E. Mills, unmarried, of record in Instrument No. 20220801-0086996 Register's Office for Davidson County, Tennessee, dated July 28, 2022. Grantor did not live in said property and this was not the marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 516 B Westboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2024-646

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 3 day of June, 2024.

CHRIS MARCHETTI

STATE OF TENNESSEE

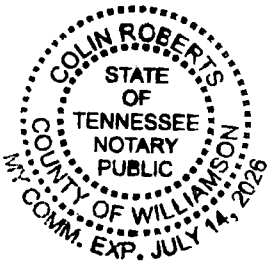
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Marchetti, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of June, 2024.

Commission expires: 7/14/2026

Notary Public



CH2024-646