Karen Johnson
Batch # 1143917
06/06/2024 09:52:02 AM
Fees: $18.00 Taxes: $3,811.00

Davidson County
DEEDWARR
3 pgs

20240606-0042368

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

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00. _____ **Affiant** Subscribed and sworn to before me, this 3rd day of June, 2024. _____ Notary Public My Commission Expires: _____

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

Address New Owner As Follows:
Curtis Harper and Sarah Stafford
3504 B Wrenwood Drive
Nashville, TN 37205

Send Tax Bills To:
New owner

Map-Parcel Number:
104-01-4H-002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HR PROPERTIES OF TENNESSEE, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CURTIS HARPER AND SARAH STAFFORD, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from Charles K. Kinzer and wife, Rita M. Kinzer, of record in Instrument No. 20211116-0152783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee.

3. Easement to the City of Nashville of record in Book 1943, page 500, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for 3504 Wrenwood Avenue Townhomes, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211116-0152784, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231013-0080275, Register's Office for Davidson County, Tennessee.

This is improved property known as 3504 B Wrenwood Drive, Nashville, TN 37205.

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 Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

{Signature Page to Follow}

WITNESS my hand this 3rd day June, 2024.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, 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 **MANAGING PARTNER** of 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 3rd day of June, 2024.

_____
Notary Public

My Commission Expires: _____

