THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547855**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2024. Notary Public My Commission Expire

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1143922 DEEDWARR
06/06/2024 09:54:58 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20240606-0042375

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stonehollow Holdings I LLC 4111 Gwynne Rd Memphis, TN 38117	New Owner	Tax Parcel ID No. 104 10 0R 037.00

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, **Anh T. Meadows, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonehollow Holdings I LLC, a Tennessee limited liability company**, ("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 Unit No. 37 on the Plan of THE CHESTERFIELD, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of THE CHESTERFIELD, of record in Instrument No. 20120627-0056191, including without limitation the By-Laws appended thereto, and as amended in Instrument Nos. 20121025-0098031, 20121227-0119329, and 20130125-0008275, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of THE CHESTERFIELD, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Anh T. Meadows, Single Woman, by Warranty Deed from Bryan Miller and wife, Katherine Miller, of record in Instrument No. 20150928-0098021, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015 and recorded on September 28, 2015.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as being amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 675, Page 668; Book 731, Page 425 and Book 741, Page 516.
Easement for Sanitary Sewer, recorded in Book 1129, Page 133.
Easement for Sewer Lines and/or other Utilities, recorded in Book 5028, Page 724.
Easement for Sanitary Sewers, and Appurtenances, recorded in Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955.
Easement for Storm Drainage, and Appurtenances, recorded in Instrument No. 20070409-0041475.
Easement for Water Line and Appurtenances, recorded in Instrument No. 20120827-0077080.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

This is improved property located at 608 Chesterfield Way Nashville TN 37212

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 5th day of June, 2024.

Anh T. Meadows

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anh T. Meadows, 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 5th day of June, 2024.

Notary Public
My Commission Expires: _____

