THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240647946** Karen Johnson Davidson County Batch # 1159085 DEEDWARR 07/17/2024 10:38:13 AM 2 pgs Fees: $13.00 Taxes: $2,401.30 20240717-0053768	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $649,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2024. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner: Kate Halvey 804 High Point Trace Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155 16 0A 046.00

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, **David D. Entz and Chantel M. Entz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate Halvey, 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 38, TRACESIDE, SECTION TWO, as shown on plat of record in Plat Book 7900, Pages 980 and 981, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David D. Entz and Chantel M. Entz, Husband and Wife, by Warranty from Jack H. Campbell and Elizabeth M. Campbell, Husband and Wife, of record in Instrument No. 20131220-0128598, in the Register's Office of Davidson County, Tennessee, dated December 19, 2013, and recorded on December 20, 2013.

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 TRACESIDE, SECTION TWO, as recorded in Plat Book 7900, Page(s) 980 and 981.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND SUBDIVISION PLAT, TRACESIDE, as recorded in Plat Book 7900, Page(s) 705.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9236, Page 504 as amended in Book 9435, Page 493; Book 9677, Page 675 and Affidavit recorded in Instrument No. 2000114-0112667.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11483, Page 98.

This is improved property located at 804 High Point Trace Court Nashville TN 37221

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 15th day of July, 2024.

David D. Entz

Chantel M. Entz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David D. Entz and Chantel M. Entz, 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 15th day of July, 2024.

Notary Public
My Commission Expires: _____

