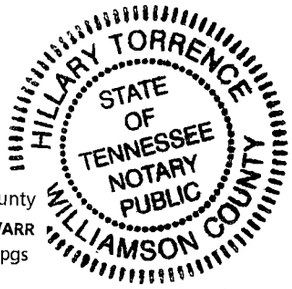
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2024.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/16/2024
(AFFIX SEAL)

Karen Johnson
Batch # 1166308
08/05/2024 09:40:32 AM
Fees: $13.00 Taxes: $1,413.40

Davidson County
DEEDWARR
2 pgs

20240805-0059244

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Emilie Carell | United Home Loans, Inc. | |
| (NAME) | (NAME) | |
| 615 Old Hickory Boulevard, Unit 704 | 1023 Burlington Ave. | 114-15-1B-107.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Western Springs, IL 60558 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Manfred Charboneau and Ashlin Charboneau, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Emilie Carell, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their 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 No. 107 on the plan of Harpeth Heights Townhomes, as shown on Exhibit A-1, (as amended) to the Declaration of Covenants, Conditions and Restrictions of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620, Instrument No. 20230426-0030536 and Instrument No. 20240501-0031748, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MANFRED CHARBONEAU AND ASHLIN CHARBONEAU, HUSBAND AND WIFE, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20220802-0087646, dated July 29, 2022, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 615 Old Hickory Boulevard, Unit 704, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of July, 2024.

Manfred Charboneau

Ashlin Charboneau

State of Tennessee
County of ~~Wilson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Manfred Charboneau and Ashlin Charboneau, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of July, 2024.

Notary Public:
My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
~~Mount Juliet, TN 37122~~
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064