BOX 10-A

WARRANTY DEED

(SEAL)

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

Karen Johnson Davidson County
Batch # 1167281 DEEDWARR
08/12/2024 10:09:59 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20240812-0060283

File #24-TC-4956-FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/2/2026

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Charles Richard Menke and Ann Marie Harrington	New Owner	
(NAME)	(NAME)	147 05 0 250.01
4956 Darlington Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged,

JASON ROCKHILL AND CORTNEY ROCKHILL, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHARLES RICHARD MENKE, UNMARRIED, AND ANN MARIE HARRINGTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 173 on the plan of SECTION TWO, CALDWELL COUNTRY ESTATES, as of record in Plat Book 2663, Page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason Rockhill and Cortney Rockhill, husband and wife, by Warranty Deed from Christina L. Armstrong, an unmarried woman, of record in Instrument No. 20140306-0018972, in the Register's Office of Davidson County, Tennessee, dated March 05, 2014, and recorded on March 06, 2014.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 2663, Page(s) 128.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2907, Page 93, as amended in Book 2921, Page 87.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **CORTNEY ROCKHILL** as Attorney-in-Fact for **JASON ROCKHILL**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240812-0060282, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **4956 Darlington Drive, Nashville, TN 37211**.

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), their heirs and 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), 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/our hand(s) this the 9th day of August, 2024.

Jason Rockhill by Cortney Rockhill as Attorney in Fact
Jason Rockhill by Cortney Rockhill, his Attorney-In-Fact

Cortney Rockhill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CORTNEY ROCKHILL**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of **JASON ROCKHILL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JASON ROCKHILL**.

Witness my hand and official seal this **9th** day of **August, 2024**.

Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2024, before me personally appeared Cortney Rockhill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028