THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748251**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2024. Notary Public My Commission Expir

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

Karen Johnson
Batch # 1169000
08/14/2024 09:51:23 AM
Fees: $13.00 Taxes: $1,443.00

Davidson County
DEEDWARR
2 pgs

20240814-0061863

WARRANTY DEED

Address New Owner: Peter Roffo 1046 Cone Boulevard Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 02 0C 009.00

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, **Jonathan R. Wells, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Roffo, 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 No. 9 on the Plan of THORNTON GROVE PUD, PHASE 1A, of record in Instrument No. 20200515-0051025, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan R. Wells, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210330-0041371, in the Register's Office of Davidson County, Tennessee, dated March 29, 2021, and recorded on March 30, 2021.

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 THORNTON GROVE PUD, PHASE 1A, as recorded in Instrument No. 20200515-0051025. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608-0058652 and being amended in Instrument No. 20201209-0143747; Instrument No. 20210924-0128409; Instrument No. 20220421-0046291; Instrument No. 20220426-0048068; Instrument No. 20221209-0128324 and Instrument No. 20230703-0050616.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190408-0031669; Instrument No. 20190812-0080087; Instrument No. 20200917-0106622; Instrument No. 20210212-0020228; Instrument No. 20210429-0057632 and Instrument No. 20230717-0054790. Easement for Electric Lines, recorded in Book 3068, Page 480.

Easement for Ingress and Egress, recorded in Book 5992, Page 654 and Book 6199, Page 559.

Easement for Roadway, recorded in Book 6199, Page 554.

Easement for Sanitary Sewers and Strom Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115.

This is improved property located at 1046 Cone Boulevard Nashville TN 37207

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 12th day of August, 2024.

Jonathan R. Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan R. Wells, 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 12th day of August, 2024.

Notary Public
My Commission Expires: _____

