THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748449

Karen Johnson Davidson County
Batch # 1174973 DEEDWARR
08/28/2024 10:14:09 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50

20240828-0066071

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $835,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2024.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Burns and Kristen Burns 5721 Templegate Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 156 09 0 007.00

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, **Waring M. Hazlehurst, III and Lindsay C. Hazlehurst, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Burns and Kristen Burns, husband and wife**, ("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. 40 on the Plan of SECTION TWO REVISED, TEMPLEGATE of record in Plat Book 6250, Page 870, as Revised in Plat Book 6900, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Waring M. Hazlehurst, III and Lindsay C. Hazlehurst, Husband and Wife, by Warranty Deed from Martin L. Hahn and Wife, Lindsay J. Hahn, of record in Instrument No. 20190607-0054683, in the Register's Office of Davidson County, Tennessee, dated May 31, 2019 and recorded on June 07, 2019.

The execution of this instrument is affected by the signature of Ryan Dieck as Attorney-in-Fact for Waring M. Hazlehurst, III and Lindsay C. Hazlehurst, which Power of Attorney is recorded in Instrument No. 20240828-0066069 & 20240828-0066070 Register's Office for Davidson County, Tennessee.

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 SECTION TWO REVISED, TEMPLEGATE, as recorded in Plat Book 6250, Page(s) 870, as Revised in Plat Book 6900, Page 102.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6766, Page 754.

This is improved property located at 5721 Templegate Drive 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 27th day of August, 2024.

Waring M. Hazlehurst, III by Ryan Dieck, Attorney-in-fact
Waring M. Hazlehurst, III
by Ryan Dieck, as Attorney-In-Fact

Lindsay C. Hazlehurst by Ryan Dieck, Attorney-in-fact
Lindsay C. Hazlehurst
by Ryan Dieck, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Ryan Dieck, 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, and who further acknowledged that they are the attorney-in-fact for Waring M. Hazlehurst, III and Lindsay C. Hazlehurst and they are authorized by Waring M. Hazlehurst, III and Lindsay C. Hazlehurst to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of August, 2024.

Virginia DesJarlais

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025