THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240948745** Karen Johnson Davidson County Batch # 1180829 **DEEDWARR** 09/12/2024 09:41:47 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20240912-0070332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. M. Alexa Brannan Affiant Subscribed and sworn to before me, this 11th day of September, 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: Stephen Harvey and Sara Harvey 1808 Stonehaven Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158 11 0 020.00

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, **Clifton Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Harvey and Sara Harvey, husband and wife**, ("Grantees"), their 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. 605 on the Plan of HILLSBORO PARK, SECTION 13, as of record in Plat Book 4175, Pages 19 and 20. Said Lot No. 605, which is a corner lot, fronts 255.74 feet on the Southeasterly margin of Stonehaven Drive and fronts 271.76 feet on the Northeasterly margin of Stonehaven Court, said frontages being joined by a curve having a length of 37.55 feet, and extends back 312.0 feet on the Southeasterly line and 314.4 feet on the Northeasterly line, to a point of intersection.

Being the same property conveyed to Clifton Hall and wife, Nancye L. Hall, by Warranty Deed from Robert G. Wilson and wife, Doris Jane Wilson, of record in Book 4499, Page 23, in the Register's Office of Davidson County, Tennessee, dated April 30, 1971, and recorded on May 04, 1971. Nancye L. Hall now being deceased on August 15, 2024 in Davidson County, Tennessee, leaving Clifton Hall as the surviving tenant by the entirety.

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 HILLSBORO PARK, SECTION 13, as recorded in Plat Book 4175, Page(s) 19 & 20.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Amendment recorded in Book 2603, Page 440 and Book 4169, Page 719 and Addendum recorded in Book 4207, Page 397.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4242, Page 811.

This is improved property located at 1815 Stonehaven Court Nashville TN 37215 also known as 6124 Stonehaven Drive, Nashville, TN 37215.

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 11th day of September, 2024.

Clifton Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clifton Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2024.

Notary Public
My Commission Expires: _____

