THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748188**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2024. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Karen Johnson Davidson County
Batch # 1182246 DEEDWARR
09/16/2024 03:27:21 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20240916-0071464

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel ID No.
Joseph R. Hersch and Cynthia A. Hersch 125 Artie Lee Ln Nolensville TN 37135	NEW OWNER	188-10-0A-257.00-CO

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, **Kristin Noble Denver, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph R. Hersch and Cynthia A. Hersch, husband and wife**, ("Grantees"), their 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. 257 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, 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 Kristin Noble Denver, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220314-0029451 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 14, 2022.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20200910-0103222, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094 (Davidson Co.) and in Book 757, Page 3304, Book 846, Page 3214, Book 846, Page 3220 (Rutherford Co.). DCCR's in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No.20171002-0100688, Instrument No. 20190321-0025836, Instrument No. 20210625-0086747 and in Book 757, Page 3339 and Book 846, Page 3214 (Rutherford Co.), Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
Reservations contained in Deed of record in Instrument Number 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20210806-0106045, in the Register's Office for Davidson County, Tennessee.
Assignment of Easement of record in Instrument Number 20121121-0107595, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 125 Artie Lee Ln Nolensville TN 37135

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 warrants this instrument is effective as of the 15th day of August, 2024.

Kristin Noble Denver

Kristin Noble Denver

STATE OF Texas)
COUNTY OF Denton)

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

Witness my hand, at office, this 13th day of August, 2024.

Notary Public
My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0