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

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

CRT File No. 240948870

Karen Johnson Davidson County
Batch # 1191014 DEEDWARR
10/08/2024 09:52:46 AM 2 pgs
Fees: $13.00 Taxes: $3,182.00
20241008-0078041

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $860,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2024.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter Carroll and Brielle Carroll 452 Manley Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 147 13 0 009.00

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, **Todd R. Huetinck and Jillian Huetinck, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Carroll and Brielle Carroll, 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. 1072 on the Plan of BRENTWOOD HALL, SECTION 14, as of record in Plat Book 2663, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot fronts 90 feet on the Northerly side of Manley Drive, and extends back 225.9 feet on the Easterly line and 251.6 feet on the Westerly line, to a dead line in the rear on which it measures 125 feet.

Being the same property conveyed to Jillian Huetinck and Todd R. Huetinck, Wife and Husband, by Warranty Deed from Nathaniel P. Wright and Spouse, Rebekah A. Wright, of record in Instrument No. 20190401-0029189, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019, and recorded on April 01, 2019.

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 BRENTWOOD HALL, SECTION 14, as recorded in Plat Book 2663, Page(s) 129.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2396, Page 523 and Book 2905, Page 287.

This is improved property located at 452 Manley Drive Nashville TN 37220

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 4th day of October, 2024.

Todd R. Huetinck

Jillian Huetinck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd R. Huetinck and Jillian Huetinck, 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 4th day of October, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026