Karen Johnson Davidson County
Batch# 1201306 DEEDWARR
11/05/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $4,273.50
20241105-0085803

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,155,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2024. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

WARRANTY DEED

Address New Owner: Emily J. Bond 111 Prospect Hill Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0E 111.00

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, **Amy Kurzweg Calton n/k/a Amy Hassan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily J. Bond, a single woman** ("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. 111 on the REVISED PLAN OF SUGARTREE, PHASE 3, of record in Plat Book 5050, Pages 67 through 71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, 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 Amy Kurzweg Calton, A Single Woman, by Warranty Deed from Martin Levy, Unmarried, of record in Instrument No. 20190319-0024896, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019.

Said property was never the primary marital residence of Grantor.

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 REVISED PLAN OF SUGARTREE, PHASE 3, as recorded in Plat Book 5050, Page(s) 67 thru 71 amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Agreement to Void, Vacate & Supercede Part of Phase 3 recorded in Book 5425, Page 385.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, Amended in Book 5003, Page 688, Supplementary Declaration recorded in Book 5087, Page 220, amended in Book 5514, Page 61, Book 5514, Page 138, Book 11758, Page 466, amended Instrument Nos. 20170522-0050870, 20210429-0057674 and 20210430-0058356.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

This is improved property located at 111 Prospect Hill Nashville TN 37205

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 30th day of October, 2024.

Amy Kurzweg Calton n/k/a Amy Hassan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Kurzweg Calton n/k/a Amy Hassan, 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 30th day of October, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 30. 2024.

Affiant Signature

4th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028