THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241049217**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $348,361.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2024. Notary Public My Commission Expires: 5-3-27

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1208265 DEEDWARR
11/25/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,288.94
20241125-0091956

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Moynihan and Casey Moynihan 8603 Altesse Way Brentwood TN 37027	New Owner 4620 SAWMILL PLACE NOLENSVILLE, TN 37135	Tax Parcel ID No. 181 14 0A 107.00

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, **Stephanie Leah Reeves, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Moynihan and Casey Moynihan, a married couple**, ("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 Unit No. 141 on the plan of THE VILLAS AT CONCORD PLACE, PHASE 3 as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stephanie Leah Reeves, an unmarried woman, by Warranty Deed from Snjezana Dimic and Milan Dimic, wife and husband, of record in Instrument No. 20200831-0098335, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020, and recorded on August 31, 2020.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050922-0114218, supplemented in Instrument No. 20060328-0035297, Instrument No. 20060501-0049958, Instrument No. 20060731-0092350, Instrument No. 20070130-0012170, Instrument No. 20071129-0138690, with Scrivener's Affidavit recorded in Instrument No. 20071213-0143550, Further Supplemented in Instrument No. 20080226-0018882, Amendment in Instrument No. 20061228-0160255 and Instrument of Correction recorded in Instrument No. 20080318-0027346.

Easement for Transmission Line, recorded in Book 4424, Page 967.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071023-0125249.

Easement recorded in Instrument No. 20170717-0071455.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949.

Charter for The Villas at Concord Place Homeowners Association Inc. recorded in Instrument No. 20081219-0121383.

Common Open Space Deed recorded in Instrument No. 20051031-0130768 and Instrument No. 20071017-0123091.

This is improved property located at 8603 Altesse Way Brentwood TN 37027

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 22nd day of November, 2024.

Stephanie Reeves _____

Stephanie Leah Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Leah Reeves, 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 22nd day of November, 2024.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 November 25, 2024.

Affiant

Date: 11/25/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 25th day of November, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY