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

WARRANTY DEED

Karen Johnson
Batch # 1218365
12/19/2024 11 46 59 AM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20241219-0098719

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CARLIE VAN HUIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Brett Thomas Lanier	NEW OWNER	076-14-0-005.00
(NAME)	(NAME)	
1009 Grasshopper Court	1009 Grasshopper Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cecil L. Price**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brett Thomas Lanier,** An unmarried man, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77, on the plan of NEW HOPE MEADOWS, PHASE II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cecil L. Price and Barbara J. Price, husband and wife, by Warranty Deed dated 01/10/1996 from Pamela A. S. Burford, unmarried, of record in Book 9917, Page 292, Register's Office for Davidson County, Tennessee. Barbara J. Price, having since died on October 2, 2023, vesting the property to Cecil L Price.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING

Matters shown on plat of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for New Hope Meadows of record in Book 7557, Page 377, as amended in Book 7567, Page 103, Book 7934, Page 796, Instrument No. 20030106-0001976, Instrument No. 20211122-0154918, and Instrument No. 20211122-0154919, Register's Office for Davidson County, Tennessee.
Bylaws for New Hope Meadows of record in Book 7557, Page 356, as amended in Book 7567, Page 106, and Instrument No. 20030106-0001977, Register's Office for Davidson County, Tennessee.
Charter of New Hope Meadows HOA of record in Book 7525, Page 935, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to the HOA of record in Instrument No. 20080227-0019161, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7079, Page 196, as re-recorded in Book 7083, Page 435, Register's Office for Davidson County, Tennessee.
This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1009 Grasshopper Court, Hermitage, TN 37076
(House No) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Effective the 18 day of December, 2024.

Cecil L. Price

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

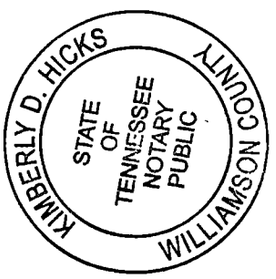
Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Cecil L. Price, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of December, 2024.

Notary Public

Printed Name. the undersigned

My Commission Expires: 1-21-26



RETURN TO:
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Franklin, TN 37064