Karen Johnson Davidson County
Batch# 1221951 DEEDWARR
12/31/2024 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,692.60
20241231-0101462

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149328** KATHLEEN DALE McCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $998,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2024. Notary Public My Commission Expires: 11/14/2028

WARRANTY DEED

Address New Owner: Christopher Sivley and Hadley Sivley 706 Greeley Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 04 0 049.00

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, **David H. Green, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hadley Sivley and Christopher Sivley, wife and husband,** ("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. 208 on the Plan of HILLWOOD ESTATES SECTION 10 as of record in Plat Book 2331, Pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David H. Green and wife, Joan E. Green, by Warranty Deed from Henry J. Delicata and wife, Denise S. Delicata, of record in Instrument No. 20070830-0104207, in the Register's Office of Davidson County, Tennessee, dated August 29, 2007, and recorded on August 30, 2007. The said Joan E. Green died on December 21, 2022, leaving David H. Green as surviving tenant by the entirety.

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 HILLWOOD ESTATES SECTION 10, as recorded in Plat Book 2331, Page(s) 95 & 96.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6479, Page 220.

This is improved property located at 706 Greeley Drive 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 December, 2024.

David H. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David H. Green, 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 30th day of December, 2024.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/30/2024.

Date

Affiant Signature

12/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of December, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

