Karen Johnson Davidson County
Batch# 1222993 DEEDWARR
01/03/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250103-0000546

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241249539**	STATE OF ~~TENNESSEE~~ SC) COUNTY OF ~~DAVIDSON~~ Beaufort) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. T Masterson Affiant Subscribed and sworn to before me, this 30th day of December, 2024. Notary Public My Commission Expires: 3/10/27 JEREMY T MCDONNELL Notary Public, State of South Carolina My Commission Expires 03/10/2027

WARRANTY DEED

Address New Owner: Mark James Conley and Christine Mary Conley 2624 Thornton Grove Blvd Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 050 02 0C 106.00

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, **Timothy Masterson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark James Conley and Christine Mary Conley, husband and wife**, ("Grantees"), thier 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. 106 on the Plan of Final Plat, THORNTON GROVE PUD, PHASE 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Masterson, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20210812-0108771, in the Register's Office of Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Vivienne Masterson joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Timothy Masterson.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THORNTON GROVE PUD PHASE 1B & 1C, as recorded in Instrument No. 20200828-0097695.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200608-0058652; amendment recorded in Instrument No. 20201209-0143747; Instrument No. 20210924-0128409; Instrument No. 20220421-0046291; Instrument No. 20220426-0048068; Instrument No. 20221209-0128324; Instrument No. 20230703-0050616; Instrument No. 20240220-0011223; Instrument No. 20240917-0071965.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20210212-0020228; Instrument No. 20210429-0057632; Instrument No. 20200917-0106622.

Charter for Thornton Grove Homeowners Association recorded as Instrument No. 20190723-0072220.

This is improved property located at 2624 Thornton Grove Blvd Nashville TN 37207

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, Grantors warrant that this instrument is effective as of the 30th day of December, 2024.

Timothy Masterson

Vivienne Masterson

STATE OF ~~TENNESSEE~~ SC)
COUNTY OF ~~DAVIDSON~~ Beaufort)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Masterson and Vivienne Masterson, 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 27 day of December, 2024.

Notary Public
My Commission Expires: 3/10/27

JEREMY T MCDONNELL
Notary Public, State of South Carolina
My Commission Expires
03/10/2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 12/27/2024 (date of document).

Affiant Signature

12/27/2024

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 27th day of December, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY