THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149732**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2025. Notary Public My Commission Expires: 10/4/2027

Karen Johnson Davidson County
Batch# 1232028 DEEDWARR
01/30/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250130-0007161

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

WARRANTY DEED

Address New Owner: Logan Propst and Lindsay Martinez 2757 ~~Thorton~~ Thornton Grove Boulevard #323 Nashville TN 37207	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 050 02 0D 173.00

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, **Megan Lynch and Ryan Lynch, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Propst and Lindsay Martinez,** ("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. 173 on the plan of THORNTON GROVE PHASE 2B HORIZONTAL PROPERTY REGIME, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for THORNTON GROVE TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in in Instrument No. 20200608-0058652; as Supplemented in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Instrument No. 20210924-0128409; Instrument No. 20220426-0048068; Instrument No. 20221209-0128324; Instrument No. 20240220-0011223; Instrument No. 20240917-0071965 ; as amended in Instrument No. 20230703-0050616; Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Megan Lynch and Ryan Lynch, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20230712-0053464, in the Register's Office of Davidson County, Tennessee, dated July 12, 2023 and recorded on July 12, 2023.

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 for the year 2025 and thereafter, not yet due and payable.

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 THORNTON GROVE PUD PHASE 2B, as recorded in Plat Instrument No. 20230113-0003135.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THORNTON GROVE PUD PHASE 2A, as recorded in Plat Instrument No. 20210908-0120324.

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

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20190408-0031669; Instrument No. 20190812-0080087; Instrument No. 20200917-0106622; Instrument No. 20210429-0057632.

Easement for Sanitary Sewers And/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115.

Easement for Mutual Grant, recorded in Book 6199, Page 559.

Easement recorded in Book 3068, Page 480; Book 5992, Page 654; Book 6199, Page 554; Book 6199, Page 559.

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

Greenbelt Application of record at Instrument No. 20100225-0014379.

This is improved property located at 2757 Thorton Grove Boulevard #323 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, Grantor has executed this instrument on this 28 day of January, 2025.

Megan Lynch

Ryan Lynch

STATE OF OHIO)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Lynch and Ryan Lynch, 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 28 day of January, 2025.

Notary Public
My Commission Expires: 07/06/26

ANGELICE DENINE KENNEY
Notary Public
State of Ohio
My Comm. Expires
September 6, 2026

Tennessee Certification of Electronic Document

I, Ryan Beane, 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 1/29/2025 (date of document).

Affiant Signature

1/29/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2025.

Notary's Signature

My Commission Expires

MY COMMISSION EXPIRES: July 6, 2027

NOTARY'S SEAL

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY