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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250102** Karen Johnson Davidson County Batch# 1256001 DEEDWARR 04/03/2025 12:15:30 PM 3 pgs Fees: $18.00 Taxes: $1,979.50 20250403-0025410	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2025. Notary Public My Commission Expires: 3/12/29

MARY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William David Maples, III 1341 Busiris Drive Hermitage TN 37076	Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 076 01 0D 071.00

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, **Kristen Mary Wohl and Diana Catherine Wohl, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William David Maples, III, unmarried man**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 71, on the plan of Final Plat, HERITAGE HILLS, PHASE 3, PLANNED UNIT DEVELOPMENT, according to plat and survey appearing of record in Plat Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kristen Mary Howe, a single woman and Diana Catherine Wohl, a Single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20180427-0039869, in the Register's Office of Davidson County, Tennessee, dated April 24, 2018 and recorded on April 27, 2018. Kristen Mary Howe NKA Kristen Mary Wohl.

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 HERITAGE HILLS, PHASE 3, PLANNED UNIT DEVELOPMENT, as recorded in Plat Instrument No.20171004-0102057.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170925-0098154.

Easement for Sanitary Sewers And/or Storm Drainage Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20071109-0132456 and Instrument No. 20170613-0059009.

Easement recorded in Instrument No. 20061227-0159081; Instrument No. 20100111-0002349.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060503-0050829.

Charter for Heritage Hills Townhome Owners Association recorded as Instrument No. 20070821-0100112.

This is improved property located at 1341 Busiris Drive Hermitage TN 37076

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 27th day of March, 2025.

Kristen Mary Wohl

Diana Catherine Wohl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristen Mary Wohl and Diana Catherine Wohl, 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 27th day of March, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 March 27, 2025.

Signature – Larry N. Westbrook

Date: April 3, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2025.

Notary Public

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9/6/2027