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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450598

Karen Johnson
Batch # 1265288
04/28/2025 10 51 07 AM
Fees $13 00 Taxes $2,012 80
Davidson County
DEEDWARR
2 pgs
20250428-0032385

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $544,000.00.

AMB
Affiant

Subscribed and sworn to before me, this 25th day of April, 2025.

Notary Public
My Commission Expires.

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Kristen Portanova 612 Holt Run Court Nashville TN 37211	New Owner	Tax Parcel ID No. 180 03 0A 077.00

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, **Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Portanova, a single person** ("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. 39 on the Plan of STONE CREEK PARK, SECTION 2B, of record in Plat Book 9700, Pages 793 and 794, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova, by Warranty Deed from Ronald De Luise and Kristen De Luise, husband and wife, of record in Instrument No. 20241125-0091931, in the Register's Office of Davidson County, Tennessee, dated November 22, 2024 and recorded on November 25, 2024.

Being the same property conveyed to Ronald De Luise and Kristen De Luise, Husband and Wife, by Warranty Deed from Paul Hinman, Trustee of The 612 Holt Run Holding Land Trust, of record in Instrument No. 20210413-0049102, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 13, 2021.

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 STONE CREEK PARK, SECTION 2B, as recorded in Plat Book 9700, Page(s) 793 and 794.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, STONE CREEK PARK, as recorded in Plat Book 9700, Page 266.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875; Instrument No. 20231016-0080753 and supplemented in Instrument No. 20020722-0087705.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11120, Page 920.

Charter for Stone Creek Park Homeowners Association, Inc., recorded as Book 10324, Page 358.

Common Open Space Deed recorded as Instrument No. 20040719-0085622.

This is improved property located at 612 Holt Run Court Nashville TN 37211

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 25th day of April, 2025.

Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova

BY: Susan Portanova, TRUSTEE
Susan Portanova, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Portanova, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of Marilynn A. McPartland TR DTD 2010 FBO Susan Portanova, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th day of April, 2025.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028