Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250450566

Karen Johnson
Batch # 1271681
05/12/2025 09 25 43 AM
Fees $13 00 Taxes $1,813 00
Davidson County
DEEDWARR
2 pgs
20250512-0036983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

C W
Affiant

Subscribed and sworn to before me, this 9th day of May, 2025.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Wells and Dylan Wells 104 Summit Run Place Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-03-0A-019.00-CO

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, **Steve A. Labo, II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Wells and Dylan Wells, wife and husband**, ("Grantees"), their 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. 19 on the Plan of The Plan of Summit Run, Phase One, a Planned Unit Development of record in Plat Book 9700, Page 334, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steve A. Labo, II, an unmarried man by Warranty Deed from Cameron W. Webster and wife, Meagan A. Webster of record in Instrument No. 20230726-0057498 Register's Office for Davidson County, Tennessee, dated July 25, 2023 and recorded on July 26, 2023.

Natalie Labo a/k/a Natalie Joly 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 Steve A. Labo, II.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 334, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10326, Page 683, Book 10378, Page 251 and amended in Book 11499, Page 321, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subdivision restrictions, building lines and easements of record in Book 8250, Page 524 and Plat Book 5200, Page 776, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 7325, Page 994, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 10693, Page 703, in the Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 10021, Page 425, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 104 Summit Run Place 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, Grantors have executed this instrument on this 9th day of May, 2025.

Steve A. Labo, II

Natalie Labo a/k/a Natalie Joly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve A. Labo, II and Natalie Labo a/k/a Natalie Joly, 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 9th day of May, 2025.

Notary Public
My Commission Expires: _____

