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

WARRANTY DEED

Karen Johnson
Batch # 1284663
06/16/2025 10 35 07 AM
Fees $18 00 Taxes $3,814 70

Davidson County
DEEDWARR
3 pgs

20250616-0046706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,031,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-248

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Sherman McKeel Hunt, III and Marsha Mason Hunt	Same as new owner	131 07 0B 246 00
(NAME) 4400 Belmont Park Terrace #246	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina S. Noggle and Matthew G. Noggle, wife and husband** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Sherman McKeel Hunt, III and Marsha Mason Hunt, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4400 Belmont Park Terrace, 246, Nashville, TN 37215

.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 11 day of June, 2025.

GRANTORS:

Christina S. Noggle

Matthew G. Noggle

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Christina S. Noggle and Matthew G. Noggle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10 day of June, 2025

Notary Public

My Commission Expires: 5-9-26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Building Site No. 246 on the Plan of Section Ten, Arden Place, as of record in Book 5210, page 218, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership

Being the same property conveyed to unto Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P. Benson Family Trust, by Personal Representative's Quitclaim Deed from Betsy Marie Benson, Personal Representative of the Estate of Yvonne P. Benson, of record in Instrument No. 20210917-0124987, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 17, 2021.

Being the same property conveyed to Christina S. Noggle and Matthew G. Noggle, wife and husband, by Warranty Deed from Betsy Marie Benson and Robert W. Benson, Co-Trustees of the Yvonne P. Benson Family Trust, of record in Instrument No. 20220324-0034040, in the Register's Office of Davidson County, Tennessee, dated March 15, 2022, and recorded on March 24, 2022.