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

Karen Johnson
Batch # 1284684
06/16/2025 10 48 21 AM
Fees $13 00 Taxes $3,237 50

Davidson County
DEEDWARR
2 pgs

20250616-0046735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000 00

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2025

Notary Public

My Commission Expires _____
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows Whatley Hamilton and Paul Flournoy	Send Tax Bills to NEW OWNER	Map-Parcel No (s) 143-02-0A-030 00 CO
516 Harpeth Trace Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Conklin and Courtney Conklin, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whatley Foss Hamilton and Paul Harrison Flournoy, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Lot No 30 as shown on the map entitled Phase Three, Harpeth Trace Estates, of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Mark Conklin and Courtney Conklin, husband and wife, by Warranty Deed from Lisa M Fitts, a single person and Stacy L Langley, a single person, as joint tenants with right of survivorship, dated 7/30/2019 and recorded 8/1/2019 in Instrument No 20190801-0075866, Register's Office for Davidson County, Tennessee

The execution of this instrument is affected by the signature of Courtney Conklin as Attorney-in-Fact for Mark Conklin, which Power of Attorney is recorded in Instrument No 20250613-0045775, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions for the Services Association of record in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5182, Page 769, Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, Page 357, as supplemented in Book 6274, Page 148, and amended in Instrument No 20200109-0003184, Street Parking Rules in Instrument No 20220804-0088772, Fines and Enforcement Rules in Instrument No 20200804-0085695, HOA Charter of record in Book 5120, Page 199, amended HOA Charter of record in Book 6556, Page 694, Sanitary Sewer Easement of record in Book 6380, Page 201, Overhead Line Easement of record in Book 6407, Page 892, All existing easements and all other matters shown on plat of record in Book 5200, Pages 751-753, Register's Office for Davidson County, Tennessee

This is improved property known as 516 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 10th day of June, 2025

Mark Conklin by Courtney Conklin, his Attorney-in-Fact

Courtney Conklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Courtney Conklin, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and the said Courtney Conklin, to me known to be the person who executed the same as the free act and deed of the said Mark Conklin and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Mark Conklin and appearing of record in Record Book _____, page _____, in the Register's Office for Davidson County, Tennessee

Witness my hand, at office, this 10th day of June, 2025

Notary Signature
My commission expires

