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

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

CRT File No. 250551047

Karen Johnson
Batch # 1289188
06/24/2025 10 43 01 AM
Fees $13 00 Taxes $12,765 00
Davidson County
DEEDWARR
2 pgs
20250624-0049592

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$3,450,000 00~~

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2025.

Notary Public
My Commission Expires

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Tim Sebastian Behncke and Mary Margaret York Behncke 6124 Montcrest Drive Nashville TN 37215	New Owner	Tax Parcel ID No 158 03 0 012 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, **Steven Anderson Hill and Meredith Kenny Hill, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tim Sebastian Behncke and Mary Margaret York Behncke, husband and wife**, ("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. 63 on the Plan of HILLSBORO PARK, SECTION II, as of record in Plat Book 2331, Pages 61 & 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Steven Anderson Hill and Meredith Kenny Hill, husband and wife, by Warranty Deed from April DeBoer and David DeBoer, wife and husband, of record in Instrument No 20230803-0059933, in the Register's Office of Davidson County, Tennessee, dated August 02, 2023, and recorded on August 03, 2023.

Being the same property conveyed to April DeBoer and David DeBoer, wife and husband, by Warranty Deed from IMac Ventures, Inc., a Missouri Corporation, of record in Instrument No 20200916-0106067, in the Register's Office of Davidson County, Tennessee, dated September 14, 2020, and recorded on September 16, 2020.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION II, as recorded in Plat Book 2331, Page(s) 61 & 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237 and Addendum recorded in Book 4207, Page 397; and Book 2446, Page 405, Correction recorded in Book 2447, Page 303; as amended in Book 2603, Page 440

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7860, Page 171.

This is improved property located at 6124 Montcrest Drive Nashville TN 37215

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 23rd day of June, 2025

Steven Anderson Hill

Meredith Kenny Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Anderson Hill and Meredith Kenny Hill, 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 23rd day of June, 2025

Notary Public
My Commission Expires: _____

