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. 250651166

Karen Johnson
Batch # 1294516
07/08/2025 09 35.13 AM
Fees $13 00 Taxes $2,401 30

Davidson County
DEEDWARR
2 pgs

20250708-0053456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $649,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2025.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Tony Armaleh and Marcela Jule 804 Wardlaw Ct Brentwood TN 37027	New Owner	Tax Parcel ID No. 181 15 0A 142.00

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, **Mary Hill and William Hill, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Tony Armaleh, an unmarried man, and Marcela Jule, an unmarried woman, joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Lot No. 142 of SOUTHPOINT SP PHASE 3, of record in Instrument No. 20220926-0106612, in the Register's Office for said County, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Mary Hill and William Hill, wife and husband, by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231130-0092273, in the Register's Office of Davidson County, Tennessee, dated November 20, 2023 and recorded on November 30, 2023.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHPOINT SP PHASE 3, as recorded in Instrument No. 20220926-0106612.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200228-0022545, as amended in Instrument No. 20230103-0000299, and Assignment of Declarant Rights in Instrument No. 20240124-0004513.

Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Unnamed.

This is improved property located at 804 Wardlaw Ct Brentwood TN 37027

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 warrant that this instrument is effective as of the 7th day of July, 2025.

Mary Hill

William Hill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Hill and William 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 2nd day of July, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025