THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851975**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Affiant Subscribed and sworn to before me, this 5th day of September, 2025. Notary Public My Commission Expires: 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 1318979 DEEDWARR
09/05/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20250905-0071101

WARRANTY DEED

Address New Owner: Tiffany Honeysucker Vanlier and Terrance Lamont Vanlier 5604 Cedar Roack Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 10 0A 010.00

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, **Dustin Hall, a married man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany Honeysucker Vanlier and Terrance Lamont Vanlier, wife and husband**, ("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. 10 on the Final Plat of BRENTWOOD COVE, REVISION 3, of record in Instrument Number 20010201-0009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Dustin Hall, a married man, as his sole and separate property, by Quitclaim deed from Dustin Hall, married to Alexandra Marie Hall and Stephanie Becker, an unmarried woman, of record in Instrument Number 20190620-0059767, in the Register's Office of Davidson County, Tennessee, dated on June 14, 2019 and recorded on June 20, 2019.

Being the same property conveyed to Dustin Hall, an unmarried man and Stephanie Becker, an unmarried women, as joint tenants with right of survivorship, by Warranty deed from Matthew Chisholm and Ashley Chisholm, husband and wife, of record in Instrument Number 20171129-0121537, in the Register's Office of Davidson County, Tennessee, dated on November 20, 2017 and recorded on November 29, 2017.

Alexandra Hall joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD COVE, as recorded in Instrument No. 20000911-0089688; Revisions recorded in Instrument No. 20000929-0096420; Instrument No. 20001214-0123059; Instrument No. 20010201-0009801.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000427-0041952.

Easement for Dedication of Easement, recorded in Instrument No. 20000201-0010289.

Easement for Stormwater Detention, recorded in Instrument No. 20000908-0089128.

Easement for Signage, recorded in Instrument No. 20010328-0029628.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000908-0089128.

Common Open Space Deed recorded as Instrument No. 20240923-0073612; Scriveners Affidavit recorded in Instrument No. 20241009-0078425.

This is improved property located at 5604 Cedar Roack Drive Nashville TN 37211

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 5th day of September, 2025.

Dustin Hall

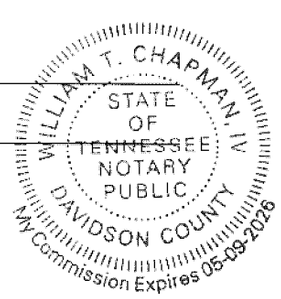
Alexandra Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dustin Hall and Alexandra Hall, 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 5th day of September, 2025.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Tiffany Pollard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 5, 2025

Affiant Signature

09/05/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of September, 2025.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

