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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1346304 DEEDWARR
11/14/2025 10 28 06 AM 2 pgs
Fees $13 00 Taxes $1,664 63

20251114-0090844

Y-C-25-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Timothy William Hefler and Kaileigh Grace Sloan	**NEW OWNER**	
(NAME)	(NAME)	**172-12-0A-102.00-CO**
105 Peak Hill Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. DIMICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY WILLIAM HEFLER AND KAILEIGH GRACE SLOAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 145, on the Plan of Section Five, Bradford Hills, as shown by plat of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to James S Dimick by Warranty Deed from David Andrew Bryan and Sydney Benedito (a/k/a Sydney Benedito-Bryan), as Joint tenants of record in Instrument No 20070226-0023505 Register's Office for Davidson County, Tennessee, dated February 22, 2007 and recorded on February 26, 2007

This conveyance is subject to
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Pages 287 and 288, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8522, Page 853, Book 8372, Page 901 and Book 9055, Page 826, Book 8267, page 616, and Book 8267, page 618, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 8071, Page 531 and Amendment Instrument No 20230831-0068146, in the Register's Office for Davidson County, Tennessee
- Charter of Bradford Hills Homeowners Association, Inc of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee
- Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, Book 8614, Page 954 and Book 8614, Page 870, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **105 Peak Hill Circle, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 6th DAY OF NOVEMBER, 2025.

James S Dimick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES S DIMICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th of November, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

