Karen Johnson Davidson County
Batch# 508621 DEEDWARR
11/04/2020 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $19,166.00
20201104-0128939

#35629

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728818**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,180,000.00 Affiant Subscribed and sworn to before me, this 29th day of October, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: George E. Mudter, Jr., Trustee 4405 Shepard Place Nashville TN 37205	Send Tax Bills To: New Owner 4405 Shepard Place Nashville, TN 37205	Tax Information: Tax Parcel ID No. 130-07-0-022.00

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, **Brian J. Ehrig a/k/a Brian Jason Ehrig, and Sheetal M. Ehrig, a/k/a Sheetal Modi Ehrig, husband and wife** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **George E. Mudter, Jr., Trustee of the 4405 Shepard Place Trust under agreement dated October 29, 2020, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY** ("Grantee"), his successors 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. 1 on the Plan of Franklin Residence, of record in Instrument No. 20120620-0054116, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian J. Ehrig, a/k/a Brian Jason Ehrig and Sheetal M. Ehrig, a/k/a Sheetal Modi Ehrig, husband and wife, by Warranty Deed from Jefferson C. Orr and Lori S. Orr, husband and wife, of record in Instrument No. 20170104-0000967, in the Register's Office of Davidson County, Tennessee, dated December 22, 2016 and recorded on January 4, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2021 and thereafter, for tax parcel identification number 130-07-0-022.00, 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 FRANKLIN RESIDENCE, as recorded in Instrument No. 20120620-0054116, in the Register's Office of Davidson County, Tennessee.

Grant for Easement Appurtenant, recorded in Instrument No. 20160901-0092010, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Management, recorded in Instrument No. 20190719-0071035, in the Register's Office of Davidson County, Tennessee.

Notice of Completion recorded at Instrument Nos. 20190725-0073257 and 20190725-0073285, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4405 Shepard Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors 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 have executed this instrument on this 29th day of October, 2020.

Brian J. Ehrig by Sheetal M Ehrig
Brian J. Ehrig a/k/a Brian Jason Ehrig
By: Sheetal M. Ehrig, Attorney in Fact Attorney in Fact

Sheetal Modi Ehrig
Sheetal M. Ehrig, a/k/a Sheetal Modi Ehrig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheetal M. Ehrig a/k/a Sheetal Modi Ehrig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheetal M. Ehrig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brian J. Ehrig a/k/a Brian Jason Ehrig and that she is authorized by Brian J. Ehrig a/k/a Brian Jason Ehrig to execute this instrument on his behalf.

WITNESS my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

