BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch# 521763 **DEEDWARR** 11/25/2020 02:26:04 PM 2 pgs Fees: $13.00 Taxes: $2,116.40 20201125-0138527	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $572,000 Affiant Subscribed and sworn to before me, this the 24th day of November, 2020. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Katz Matthew Katz	New Owner	072-04-0-335-00
1920 Riverwood Drive	1920 Riverwood Drive	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BLAKE SENNETT, AN UNAMRRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW KATZ AND ELIZABETH KATZ HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, being Lot No. 7 on the Plan of Happy Valley, Section A (not of record) described according to a survey made by E. J. Wilkinson dated April 19, 1941 and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated April 19, 1974, Job No. W2-4448-P as follows:

Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road) at a point 475 feet East of the Easterly margin of Cooper Lane, said point being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, Southwardly 168.5 feet; thence Eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, Northwardly 165.5 feet to the Southerly margin of Riverwood Drive; thence with said drive Westwardly 75 feet to the beginning.

Being the same property conveyed to Blake Sennett by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200702-0071672 Register's Office for Davidson County, Tennessee, dated June 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1920 Riverwood Drive Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of November, 2020.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Blake Sennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 2020, before me personally appeared Blake Sennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, ~~at office, this~~ 24th day of November, 2020.

Notary Signature
My commission expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021