THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131556** Karen Johnson Davidson County Batch# 541938 **DEEDWARR** 12/23/2020 12:03:22 PM 2 pgs Fees: $13.00 Taxes: $10,730.00 20201223-0152971	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2020. Notary Public My Commission Expires: 5/9/23 COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Steve M. Parker, Jr. 903 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0 095.01

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, **Zachary Boca, Trustee of the Zachary Boca Trust dated April 2, 2013, and amended and restated on December 23, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve M. Parker, Jr., and Deanna Parker, husband and wife**("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. 1, on the Plan of Re-Subdivision of Lots 73, 74 and 75, Clearview Subd, of record in Plat Book 3500, Page 25, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of the property.

Being the same property conveyed to Zachary Boca Trustee of the Zachary Boca Trust dated April 02, 2013, by Warranty Deed from 114 Property, LLC, of record in Instrument No. 20180817-0081703, in the Register's Office of Davidson County, Tennessee, dated August 15, 2018 and recorded on August 17, 2018.

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.

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 RE-SUBDIVISION OF LOTS 73, 74 AND 75, CLEARVIEW SUBD, as recorded in Plat Book 3500, Page 25.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20171208-0125490.

This is improved property located at 903 Estes Road Nashville TN 37215

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 22nd day of December, 2020.

The Zachary Boca Trust, dated April 02, 2013, and amended and restated on December 23, 2019

By: Zachary Boca, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Boca, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Zachary Boca Trust dated April 02, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 22nd day of December, 2020.

Notary Public

