THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232334**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 556098 **DEEDWARR**
01/19/2021 12:28:40 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210119-0007877

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
6212 Hickory Valley Road, LLC 5825 Old Harding Pike Nashville, TN 37205	New Owner	Tax Parcel ID No. 115 04 0 058.00

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, **Marion P. Couch, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **6212 Hickory Valley Road, LLC, a Tennessee limited liability company**, ("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. 204 on the Map of Hillwood Estates Section 10, of record in Plat Book 2331, Pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the Southwesterly line and 290.25 feet on the Northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to Marion P. Couch, by Quitclaim Deed from Orrie A. Couch, Jr., of record in Book 8370, Page 864, in the Register's Office of Davidson County, Tennessee, dated June 06, 1991 and recorded on June 10, 1991. Divorce Decree and Marital Dissolution Agreement in the certain case styled Orrie Alexander Couch, Jr. vs. Marion Pickering Couch, Civil Action No. 89D-599, Probate Court of Davidson County, Tennessee, recorded Book 8379, Page 516.

Being the same property conveyed to O.A. Couch, Jr. and wife, Marion P. Couch, by Warranty Deed from Orville Zickler and wife, Berta Lee Zickler, of record in Book 2805, Page 115, in the Register's Office of Davidson County, Tennessee, dated September 12, 1958 and recorded on September 18, 1958.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillwood Estates Section 10, as recorded in Plat Book 2331, Page(s) 95 and 96.

This is improved property located at 6212 Hickory Valley Rd Nashville TN 37205

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 15th day of January, 2021.

Marion P. Couch by Barbara Rose as Attorney-in-fact

Marion P. Couch by Barbara Rose as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Rose, 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 Marion P. Couch and that she is authorized by Marion P. Couch to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022