Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201131689

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,424,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2021.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 578716 DEEDWARR
02/25/2021 11:08:53 AM 2 pgs
Fees: $13.00 Taxes: $8,970.65

20210225-0023816

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William W. Mack and Elizabeth K. Mack 4500 Carlton Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 16 0 036.00

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, **Thomas M Bronson III and Erin V. Bronson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William W. Mack and Elizabeth K. Mack, 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. 8 on the Map of Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County.

Said Lot No. 8 fronts 180.2 feet on the East side of Carlton Drive and runs back between lines, 262.2 feet on the South line and 268.8 feet on the North line to a dead line in the rear on which it measures 203.1 feet thereon.

Being the same property conveyed to Thomas M. Bronson III and Erin V. Bronson, husband and wife, by Warranty Deed from Charles N. Shockley, Jr. and Sara Elizabeth Thompson, of record in Instrument No. 20190625-0061316, in the Register's Office of Davidson County, Tennessee, dated June 24, 2019 and recorded on June 25, 2019.

The execution of this instrument is effected by the signature of Stewart D. Bronson, Jr. as Attorney-in-fact for Thomas M. Bronson III and Erin V. Bronson, which Power of Attorney is recorded in Instrument Number 20210225-0023814 & 20210225-0023815, in said Register's office

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 CHERRY ACRES SUBDIVISION, as recorded in Plat Book 2083, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1449, Page 155 and Book 2142, Page 58.

This is improved property located at 4500 Carlton Drive 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 February, 2021.

THOMAS M. BRONSON III by STEWART BRONSON JR ATTORNEY-IN-FACT
Thomas M Bronson III by Stewart Bronson, Jr, attorney-in-fact

ERIN V. BRONSON by STEWART BRONSON JR ATTORNEY-IN-FACT
Erin V. Bronson by Stewart Bronson, Jr, 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, Stewart Bronson, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Thomas M. Bronson III and Erin V. Bronson and that he is authorized by Thomas M. Bronson III and Erin Bronson to execute this instrument on their behalf.

WITNESS my hand, at office, this 22nd day of February, 2021.



Notary Public

My Commission Expires: