2927 Berry Hill Drive
Nashville TN 37204

Box #14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233116** Karen Johnson Davidson County Batch# 578756 **DEEDWARR** 02/25/2021 11:34:02 AM 2 pgs Fees: $13.00 Taxes: $4,939.50 20210225-0023864	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,635,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Notary Public My Commission Expires: 1/6/2024 SHERRI KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Katherine Pritchett Tudor-Thomas, Trustee 304 Page Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 09 0 104.00

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, **Jonathan Heard and Katherine Coe Heard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Pritchett Tudor-Thomas, Trustee of the Leecot Trust, U/A/D February 12, 2021** ("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. 21 of Block 4 on the Plan of The Highlands of BelleMeade of record in Book 547, Page 180, Register's Office for said County.

Said Lot No. 21 of Block 4 fronts 100 feet on the Easterly margin of Page Road and extends back 166.85 feet on the Northerly line and 167.80 feet on the Southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Jonathan Heard and Katherine Coe Heard, husband and wife, by Warranty Deed from Katherine L. Johnson and William D. Johnson, wife and husband as an estate by the entirety with full rights of survivorship and not as tenants in common, of record in Instrument No. 20180905-0087775, in the Register's Office of Warranty County, Tennessee, dated August 27, 2018 and recorded on September 05, 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.

The Plan of record in Plat Book 547, page 180, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 722, Page 547 and Book 928, Page 621.

This is improved property located at 304 Page Road 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 24th day of February, 2021.

Jonathan Heard

Katherine Coe Heard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Heard and Katherine Coe Heard, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2021.

Notary Public

My Commission Expires: _____

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