THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233394

Karen Johnson Davidson County
Batch# 599424 **DEEDWARR**
03/24/2021 11:16:24 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20210324-0038822

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2021.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Levitre and Kaitlin Levitre, Trustees 1151 Scholl Lane Santa Cruz, CA 95062	New Owner	Tax Parcel ID No. 145 00 0 126.00

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, **Trey Cushman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew S. Levitre and Kaitlin A. Levitre, Trustees of the Levitre Family Trust,** ("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. 2 on the Plan of 2002 Tyne, as of record in Plat Book 6900, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Trey Cushman, married, by Warranty Deed From David G. Ligon, unmarried, of record in Instrument No. 20190516-0046187, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019.

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.

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 2002 Tyne, as recorded in Plat Book 6900, Page(s) 298.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7341, Page 704.

Easement for Utility, recorded in Book 11397, Page 584.

This is unimproved property located at 2012 Sunset Hills Terrace 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 March, 2021.

Trey Cushman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 22nd day of March, 2021.

Notary Public
My Commission Expires: _____

