This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11554-AP

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 620094 DEEDWARR
04/21/2021 11:31:24 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00
20210421-0053331

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2021.

Notary Public
My Commission Expires: 1-8-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan L. Sonnenschein Erin K. Sonnenschein 808 Lynnwood Blvd Nashville TN 37205	New Owner	130-11-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chandelier Development, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan L. Sonnenschein and Erin K. Sonnenschein, Co-Trustees of the Sonnenschein Trust dated June 22, 2007**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 14, Block "A" on the unrecorded Subdivision of Tyne Meade, Section No 2, and described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at a point 1000 feet north of the northerly margin of Forsythe Place, said point being the corner of Lots Nos 14 and 15; thence with said boulevard, northerly 100 feet to the comer of Lots Nos. 13 and 14: thence with the line between said two lots, easterly 250 feet: thence at right angles southerly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots. westerly 250 feet to the point of beginning.

Being the same property conveyed to Chandelier Development, Inc., a Tennessee corporation, by Warranty Deed from Claude Lee Ferrell III, dated November 11, 2019 and recorded on November 18, 2019, of record in Instrument No. 20191118-0118911, Register's Office for Davidson County, Tennessee.

This is improved property located at: **808 Lynnwood Boulevard, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 20th day of April, 2021.

GRANTOR:

Chandelier Development, Inc.,
a Tennessee Corporation

By: _____
Joel Lyons, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joel Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Chandelier Development, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of April, 2021.



_____
Notary Public
My Commission expires: 11/6/24