THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333931** Karen Johnson Davidson County Batch# 627481 **DEEDWARR** 05/03/2021 12:26:58 PM 2 pgs Fees: $13.00 Taxes: $817.70 20210503-0059027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $221,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Richard Rader and Chiara Sulprizio 1111 N 6th St. Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043 06 0 256.00

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, **Lori J. Reed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Rader and Chiara Sulprizio, 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 located in Davidson County, Tennessee, being all of Lot No. 229, on the plan of Section Six, Madison Park, as of record in Plat Book 4300, Page 58, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori J. Reed by Warranty Deed from Robert W. Birkhead and Kathy J. Birkhead of record in Instrument No. 20051012-0122992 , in the Register's Office of Davidson County, Tennessee, dated September 29, 2005 and recorded on October 12, 2005.

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 Section Six, Madison Park, as recorded in Plat Book 4300, Page(s) 58.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4431, Page 591.

This is improved property located at 285 Becklea Drive Madison TN 37115

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 28th day of April, 2021.

Lori J. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of April, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024