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

CRT File No. 210434535

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,230,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2021.

Notary Public
My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 9, 2023

Karen Johnson Davidson County
Batch# 628195 **DEEDWARR**
05/04/2021 09:21:08 AM 2 pgs
Fees: $13.00 Taxes: $4,551.00

20210504-0059441

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
See Thru Dental Partners, LLC 2708 Old Elm Hill Pike Nashville TN 37214	New Owner	Tax Parcel ID No. 096-13-0-068.00

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, **Amy M. Huffines, Trustee of the 2708 Old Elm Hill Pike Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **See Thru Dental Partners, LLC, a Tennessee limited liability company**, ("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. 64 and 65 on the Plan of Perry Heights Subdivision of record in Plat Book 2900, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2708 Old Elm Hill Pike Trust dated May 18, 2017 by Quitclaim deed from Ricky H. Huffines of record in Instrument No. 20170727-0076126 Register's Office for Davidson County, Tennessee, dated June 8, 2017 and recorded on July 27, 2017.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 2708 Old Elm Hill Pike Nashville TN 37214

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 30th day of April, 2021.

2708 Old Elm Hill Pike Trust

By: Amy M. Huffines, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy M. Huffines, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of 2708 Old Elm Hill Pike Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2021.



Notary Public

My Commission Expires: _____