Karen Johnson Davidson County
Batch# 629255 DEEDWARR
05/05/2021 12:05:30 PM 2 pgs
Fees: $13.00 Taxes: $14,781.50
20210505-0060287

4306

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334135**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,995,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022

WARRANTY DEED

Address New Owner: Scott Altick and Kelly Altick 4301 Forsythe Place Belle Meade TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 11 0 028.00

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, **William Huger Hardie, III, Trustee of The William Huger Hardie, III, Separate Property Trust under Agreement dated February 13, 2007 and further amended and restated on November 4, 2015 and amended on February 15, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Altick and Kelly Altick, 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 in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Plan of Revised, The New Golf Club, as of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William Huger Hardie, III, Trustee of The William Huger Hardie, III, Separate Property Trust Agreement, dated February 13th, 2007 and further amended and restated on November 7, 2015 and amended on November 7, 2018, by Quitclaim Deed from William H. Hardie, III, of record in Instrument No. 20180419-0037017, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on April 19, 2018.

Being the same property conveyed to William H. Hardie, III, by Warranty Deed from John H. Dinkins, unmarried and Rosemary M. Dinkins n/k/a Rosemary Goodwin Mcilhenny, unmarried, of record in Instrument No. 20171129-0121523, in the Register's Office of Davidson County, Tennessee, dated November 17, 2017 and recorded on November 29, 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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2021 and thereafter, for tax parcel identification number 130 11 0 028.00, 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 Revised, The New Golf Club, as recorded in Plat Book 421, Page(s) 185.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 653, Page 112.

This is improved property located at 4301 Forsythe Place Belle Meade 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 4th day of May, 2021.

The William Huger Hardie, III, Separate Property Trust

By: William Huger Hardie, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Huger Hardie, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The William Huger Hardie, III, Separate Property Trust under Agreement dated February 13, 2007 and further amended and restated on November 4, 2015 and amended on February 15, 2018, 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 4th day of May, 2021.

Notary Public
My Commission Expires:

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

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett, III
Signature

State of Tennessee)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

MARY GAIL PORTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: January 10, 2023