THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434847** Karen Johnson Davidson County Batch# 655438 **DEEDWARR** 06/11/2021 01:10:34 PM 2 pgs Fees: $13.00 Taxes: $961.63 20210611-0079124	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,900.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2021. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Tradesmen Properties, LLC 8465 Rausch Dr. Plain City, OH 43064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086 07 0 038.00

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, **Patricia L. Braunschweig, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tradesmen Properties, LLC, an Ohio 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. 22 on the plan of Phase I, Section One, Jackson's Retreat, of record in Plat Book 5200, Page 286, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Patricia L. Braunschweig, by Warranty Deed from Paul W. Stanich and wife, Sandra Stanich, of record in Instrument No. 20010510-0048788, in the Register's Office of Davidson County, Tennessee, dated April 27, 2001 and recorded on May 10, 2001.

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 Phase I, Section One, Jackson's Retreat, as recorded in Plat Book 5200, Page(s) 286.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5741, Page 360.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5676, Page 67.

This is improved property located at 1028 Jacksons Valley Road Nashville TN 37076

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 27th day of May, 2021.

Patricia L. Braunschweig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia L. Braunschweig, 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 27th day of May, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022