THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534894** Karen Johnson Davidson County Batch# 659244 **DEEDWARR** 06/17/2021 01:15:30 PM 2 pgs Fees: $13.00 Taxes: $24,975.00 20210617-0082037	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,750,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2021. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hazel Development, LLC. 5026 Franklin Pike Nashville, TN 37220	New Owner	Tax Parcel ID No. 146 10 0 08100

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, **BryMak & Associates, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hazel Development, LLC.**, ("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. 5, on the Plan of Final Plat, Lots 5, 6 & 20, Ragland Estates, of record in Instrument No. 20130816-0086303, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brymak & Associates, Inc., by Special Warranty Deed from Wendy Lynn Field, of record in Instrument No. 20201005-0115156, in the Register's Office of Davidson County, Tennessee, dated October 5, 2020 and recorded October 5, 2020.

Being the same property conveyed to Wendy Lynn Field, a married woman by Warranty Deed from Gayron Lytle and Naomi Lytle, husband and wife, of record in Instrument No. 20200430-0045289, in the Register's Office of Davidson County, Tennessee, dated April 23, 2020 and recorded April 30, 2020.

Being the same property conveyed to Gayron Lytle and Naomi Lytle, husband and wife, by Warranty Deed from George R. Frazier and Pamela F. Adkisson and Leigh Ann Hobbs, and Peggy F. Axford, and Patricia Skrivanek, devisees of the Thelma R. Frazier Estate, of record in Instrument No. 20150211-0012631, in the Register's Office of Davidson County, Tennessee, dated February 9, 2015 and recorded February 11, 2015.

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 Final Plat Lots 5, 6 & 20, Ragland Estates, as recorded in Plat Book Instrument No. 20130816-0086303, Page(s) .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ragland Estates, as recorded in Plat Book 2663, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2860, Page 280.

Easement for driveway, recorded in Book 2928, Page 256.

Easement for public utilities, recorded in Book 3316, Page 281.

This is improved property located at 5026 Franklin Pike Nashville TN 37220

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 1st day of June, 2021.

BryMak & Associates, Inc.

BY: _____ President
Christopher Wayne Hamby, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Wayne Hamby, 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 of President BryMak & Associates, Inc., 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 1st day of June, 2021.

_____
Notary Public

My Commission Expires: _____

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