Karen Johnson Davidson County
Batch# 664797 DEEDWARR
06/24/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $13,135.00
20210624-0086150

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635453**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 36356 The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2021. Notary Public My Commission Expires:

KELLY E COX
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Duane Clark, Trustee	Roger Duane Clark, Trustee	Tax Parcel ID No.
4527 Beacon Drive	P.O. Box 340020	130 15 0 045.00
Nashville TN 37215	Nashville, TN 37203-0020	

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, **Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Duane Clark, Trustee of the Barndance Trust under agreement dated July 13, 2017 WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, ("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. 2 of Block "S" on the plan of Tyne Meade, Section IV, as of record in Book 1424, Page 25, Register's Office for said County.

Being the same property conveyed to Justin Frederick Talerico and Anna Elizabeth Talerico, husband and wife, by Warranty Deed from Jocelyn Properties GP, a Tennessee General Partnership, of record in Instrument No. 20170815-0083470, in the Register's Office of Davidson County, Tennessee, dated August 10, 2017 and recorded on August 15, 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.

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 Tyne Meade, Section IV, as recorded in Plat Book 1424, Page(s) 25.

A Perpetual Easement, recorded in Book 1512, Page 384.

This is improved property located at 4527 Beacon Drive Nashville TN 37215

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 22nd day of June, 2021.

Justin Frederick Talerico

Anna Elizabeth Talerico

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Frederick Talerico and Anna Elizabeth Talerico, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2021.

Notary Public
My Commission Expires:

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

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

