328

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

CRT File No. 210635575

Karen Johnson Davidson County
Batch# 681803 **DEEDWARR**
07/22/2021 01:24:07 PM 2 pgs
Fees: $13.00 Taxes: $5,723.90

20210722-0098667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,547,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2021.

Notary Public
My Commission Expires: 3/8/22

ANGELA P. BOSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Stuart and Renee Stuart 5107 Franklin Pike Nashville, TN 37220	New Owner	Tax Parcel ID No. 146-14-0-003.00

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, **Franklin Pike Holdings, LLC, a Nevada limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Edgar Stuart and Renee Nicole Stuart, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 1, SECTION ONE, FOREST ACRES SUBDIVISION, as shown on plat of record in Plat Book 1130, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning at a point in the northerly margin of Forest Acres Drive, said point being the common corner of Lots Nos. 1 and 2 on said plan; thence easterly along the north margin of said Drive, 367.78 feet to a point which is the beginning of a curve with a radius of 20 feet; thence along said curve 31.94 feet to a point in the westerly margin of Franklin Pike; thence continuing along the westerly margin of said Pike, North 204.46 feet to a point; thence westerly 388.32 feet to a point; thence southerly 225 feet to the point of beginning.

Being the same property conveyed to Franklin Pike Holdings LLC, a Nevada limited liability company by Warranty Deed from Bill D. Saunders and Linda Saunders of record in Instrument No. 20180828-0085359, in the Register's Office of Davidson County, Tennessee, dated August 24, 2018 and recorded August 28, 2018.

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. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, FOREST ACRES SUBDIVISION, as recorded in Plat Book 1130, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1540, Page 426.

Easement for water mains and appurtenances, recorded in Book 5282, Page 163.

Easement for sanitary sewers and/or storm drainage, recorded in Book 7650, Page 652.

This is improved property located at: 5107 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 14th day of July, 2021.

Franklin Pike Holdings, LLC

By: _____
Matthew Denmark, Manager of Park Mitchell Management, Manager of Franklin Pike Holdings, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid, Matthew Denmark, with whom I am personally acquainted, and who acknowledged that he is the Manager of Park Mitchell Management, which is the Manager of Franklin Pike Holdings, LLC, and as such executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 14th day of July, 2021.

_____
Notary Public

My Commission Expires: _____

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