THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434716**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2021. Notary Public My Commission Expires: 6-20-2021

GINGER BONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06/20/2021

Karen Johnson Davidson County
Batch# 689388 DEEDWARR
08/03/2021 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20210803-0104230

WARRANTY DEED

Address New Owner: David Chase Gilbert and Shay Nichole Hart 908 Cadillac Avenue Nashville TN 37204	Send Tax Bills To: New Owner **David Chase Gilbert and Shay Nichole Hart** **908 Cadillac Ave.** **Nashville, TN 37204**	Tax Information: Tax Parcel ID No. 132 09 0 080.00

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, **Millworks, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Chase Gilbert and Shay Nichole Hart, 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 Lot No. 34 on the Plan of Map Showing Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 and 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Millworks, LLC, a Tennessee Limited Liability Company, by Warranty Deed from William Cerveny and Charla Cerveny, Husband and Wife, of record in Instrument No. 20191009-0103419, in the Register's Office of Davidson County, Tennessee, dated October 04, 2019 and recorded on October 09, 2019.

Being the same property conveyed to William Cerveny and wife Charla Cerveny, by Warranty Deed from Colleen R. Zakrewsky, of record in Instrument No. 20081001-0099868, in the Register's Office of Davidson County, Tennessee, dated September 26, 2008 and recorded on October 01, 2008.

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 Subdivision Of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 And Part Of Lots 35 And 44 In Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

Also being the same property conveyed by Warranty Deed to Millworks, LLC from William Cerveny and Charla Cerveny filed 10/9/2019 as Instrument No. 20191009-0103419 in the Official Records of Davidson County, Tennessee.

This is improved property located at 908 Cadillac Avenue Nashville TN 37204

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 10th day of June, 2021.

MILLWORKS, LLC

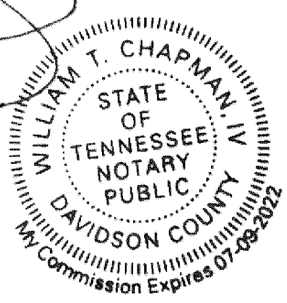
By: Ryan A. Miller, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan A. Miller, with whom I am personally acquainted, and who acknowledged that he is the Member of Millworks, LLC and as such Member executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 10th day of June, 2021.

Notary Public



Property Address: 908 Cadillac Avenue, Nashville, TN 37204

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 10, 2021.

Steve Berneman

Date: 2nd Day of August, 2021

State of Tennessee
County of Davidson

Sworn and subscribed before me on 2nd Day of August, 2021 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2021-5770-TN