THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736359**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2021. Notary Public My Commission Expires: 4-13-2025

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 719287 DEEDWARR
09/17/2021 02:13:30 PM 2 pgs
Fees: $13.00 Taxes: $8,140.00
20210917-0125380

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Collin Henderson and Kendra Henderson, and Ray Arthun and Tammy Arthun 2907 Tyne Blvd Nashville TN 37215	~~New Owner~~ (GT) Caliber Home Loans, Inc. P.O. Box 650856 Dallas, TX 75265-0856	Tax Parcel ID No. 130 15 0 015.00

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, **Stephen T. Jennings and Jessica W. Jennings, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Collin Henderson and Kendra Henderson, husband and wife and Ray Arthun and Tammy Arthun, 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, being Lot No. 1 on the Plan of Harpeth Valley Estates, Section No. One, as of record in Book 1835, Page 86, described as follows:

Beginning on the Southwesterly margin of Tyne Boulevard at the corner of Lots Nos. 1 and 2; thence with the line between said two Lots, South-westwardly 407.6 feet; thence North 51 degrees 17 minutes West 134 feet to the Southeasterly margin of Lynwood Boulevard; thence with the same Northeastwardly 388.36 feet to the beginning of a curve; thence around said curve having a radius of 20 feet Northeastwardly 34.44 feet to the Southwesterly margin of Tyne Boulevard; thence with the same, South 54 degrees 58 minutes East 140.86 feet to the beginning.

Being the same property conveyed to Stephen T. Jennings and Jessica W. Jennings, husband and wife, by Warranty Deed from D. Bergen White, unmarried, of record Instrument No. 20200914-0104348, Register's Office of Davidson County, Tennessee, dated September 08, 2020 and recorded on September 14, 2020.

Being the same property conveyed to D. Bergen White and wife Carole White, by Warranty Deed from Gary R. Nelson and wife, Marilyn F. Nelson, of record in Book 4947, Page 961, Register's Office of Davidson County, Tennessee, dated September 02, 1975 and recorded on September 04, 1975.

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.

Taxes and assessments for the year 2021 and subsequent years, 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 Harpeth Valley Estates, Section No. One, as recorded in Plat Book 1835, Page(s) 86.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1977, Page 210, Book 2018, Page 603 and in Book 2590, Page 292.

Easement for Permanent Easement Agreement, recorded in Instrument No. 20100506-0034795.

This is improved property located at 2907 Tyne Blvd 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 13th day of September, 2021.

Stephen T. Jennings

Jessica W. Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Jennings and Jessica W. Jennings, 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 13th day of September, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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 September 13, 2021.

Signature
September 13, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 13, 2021.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025