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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 210937610** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $509,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of October, 2021.<br><br>Notary Public<br>My Commission Expires: _ |

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 730201 DEEDWARR
10/05/2021 11:33:08 AM 2 pgs
Fees: $13.00 Taxes: $1,886.63

20211005-0133739

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| The Boat Rack, LLC<br>3817 Trimble Rd<br>Nashville, TN 37215 | New Owner | Tax Parcel ID No.<br>131-08-0-131.00 |

**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, **Louis Sachs and Lanier Sachs, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **The Boat Rack, LLC, a Tennessee Limited Liability Company**, ("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(s) B , as shown on the map entitled Zone Lot Division, Part of Lot 2, Glendale Park, of record in Plat Book 57, page 141 as amended in Plat Book 5800, page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NATHAN SACHS, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20120627-0056246 , dated June 20, 2012 , said Register's Office.

Being further conveyed to LOUIS SACHS AND LANIER SACHS, HUSBAND AND WIFE, by deed from NATHAN SACHS A/K/A LOUIS SACHS, JOINED BY HIS SPOUSE, LANIER SACHS, of record in Instrument No. 20200107-0001906, dated November 6, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 131-08-0-131.00.

Matters shown on the Plan of record in Plat Book 57, page 141 and in Plat Book 5800, page 254, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4158, page 950, said Register's Office.

This is improved property located at 1017 B Glendale Lane 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 4th day of October, 2021.

Louis Sachs

Lanier Sachs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louis Sachs and Lanier Sachs, 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 4th day of October, 2021.

Notary Public

My Commission Expires: _____

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