THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36613-09-2021**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson: The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2021. Notary Public My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Anthony J. Landsberg, Hayley H. Landsberg 4414 Iroquois Avenue Nashville, TN 37205	US Bank P.O. Box 20005 Owensboro, KY 42304-0005	Map and Parcel No.: 13002015300

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, **Raymond L. Danner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony J. Landsberg and Hayley H. Landsberg, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4414 Iroquois Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 740153 DEEDWARR
10/20/2021 11:01:24 AM 2 pgs
Fees: $13.00 Taxes: $9,805.00

20211020-0140740

Raymond L. Danner, by Jeffrey Dee Browning, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Dee Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that that he is the Attorney-in-Fact for Raymond L. Danner, and he is authorized by Raymond L. Danner to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of October, 2021.

Notary Public

My Commission Expires: 3-1-25

PAYTON MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 and the easterly 125 feet of Lot No. 7 on the Plan of the Subdivision of Lot Nos. 11, 46, parts of Lot Nos. 10, 45, 47 and 44-B Belle Meade, Plan No. 2 as of record in Book 421, page 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 and part of Lot No. 7 front together 300 feet on the northerly side of Iroquois Place and run back between parallel lines with the westerly margin of Jackson Boulevard, 200 feet to a dead line.

Being the same property conveyed to Raymond L. Danner by deed dated April 30, 2015 from Frank M. Berklacich, unmarried, of record in Instrument No. 20150501-0039538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 13002015300.
2. Belle Meade City taxes for the year 2021, a lien, but not yet due and payable which have been prorated and assumed by Grantees. Map and Parcel No.: 13002015300.
3. Restrictive covenants contained in an instrument of record in Book 1808, page 262, Register's Office for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 55, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5787, page 245, Register's Office for Davidson County, Tennessee.