Record and Return To:
Chapman and Rosenthal Tit
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12168-AP

Karen Johnson Davidson County
Batch# 750630 **DEEDWARR**
11/08/2021 10:22:19 AM 2 pgs
Fees: $13.00 Taxes: $12,765.00

20211108-0148754

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,450,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of November, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan Martin 813 Deercrossing Nashville, TN 37220	New Owner	160-10-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **813 Rose, LLC, a Florida Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nathan Martin, unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, First Revision, Deer Run Subdivision, according to survey and plat of same appearing of record in Plat Book 9700, page 778; as revised in Plat Book 9700, page 825, in the Register's Office for Davidson County, Tennessee, to which plat and revision references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to 813 Rose LLC, a Florida Limited Liability Company by Warranty Deed from Ross Schilling, unmarried, dated May 3, 2021, recorded May 11, 2021, of record in Instrument No. 20210511-0062931, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ross Schilling, unmarried by Warranty Deed from Alfa Development, LLC, dated January 3, 2003, recorded January 10, 2003, of record in Instrument No. 200301 10-0004624, Register's Office for Davidson County, Tennessee.

This is improved property located at: **813 Deercrossing, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4)

all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 4 day of November, 2021.

GRANTOR:

813 Rose, LLC,
a Florida Limited Liability Company

By: _____
Darielle Singerman, Manager

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Darielle Singerman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Manager of 813 Rose, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4 day of November, 2021.

_____
Notary Public
My Commission expires: _____

Notary Public State of Florida
Stephanie Kaufman
My Commission HH 026916
Expires 06/07/2024