39-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138630** Karen Johnson Davidson County Batch# 779157 **DEEDWARR** 12/23/2021 10:00:54 AM 2 pgs Fees: $13.00 Taxes: $11,100.00 20211223-0169659	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2021. Notary Public My Commission Expires: 7/9/22

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Cahill 4005 Franklin Pike Nashville TN 37204	New Owner	Tax Parcel ID No. 132-02-0-062.00

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, **L. Randolph Lowry, III and Rhonda Lowry, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew J. Cahill and Shannon S. Cahill, husband and wife**, ("Grantees"), their 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 a tract of land lying in the Second Civil District, Davidson County, Tennessee, being Lot No. 4 and the northerly portion of Lot No. 5, on the revised plat of Parts of Thompson' s Glen Subdivision, as of record in Plat Book 3, page 20, Chancery Court at Nashville, Tennessee, and a strip of land (formerly the property of the Nashville-Franklin Railway) lying between Franklin Road and the subdivision of record, and being more particularly described according to a survey made by John Kohl & Company, P.C., dated February 12, 1995, File No. 2-3415-18, as follows:

Beginning at the southwesterly intersection of the southerly right of way of Glen Leven Road and the westerly right of way of Franklin Road at a P.K. nail set; thence with the westerly right of way of Franklin Road S 8 deg. 00 min. 00 sec. E, 375.09 feet to the southeasterly corner of the herein described tract; thence leaving said right of way and running S 81 deg. 59 min. 04 sec. W, 363.07 feet to the southwesterly corner of the herein described tract; thence N 8 deg. 13 min. 47 sec. W, 364.53 feet to the southerly right of way of Glen Leven Road; thence with said right of way with a curve to the right with a delta of 6 deg. 48 min. 41 sec., a radius of 1407.70 feet and an arc length of 167.35 feet; thence continuing with said right of way N 81 deg. 46 min. 13 sec. E, 197.57 feet to the point of beginning.

Being the same property conveyed to L. RANDOLPH LOWRY, III AND WIFE, RHONDA LOWRY, by deed from THOMAS E. BEEMAN AND WIFE, ELIZABETH R. BEEMAN, of record as Instrument No. 20051013-0123359, dated October 7, 2005, 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. 132-02-0-062.00.

Matters shown on the Plan of record in Plat Book 3, page 20, Chancery Court at Nashville, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 599, and Book 7672, page 938, said Register's Office.

This is improved property located at 4005 Franklin Pike 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 22nd day of December, 2021.

L. Randolph Lowry, III

Rhonda Lowry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L. Randolph Lowry, III and Rhonda Lowry, 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 22nd day of December, 2021.

Notary Public

My Commission Expires: _____