This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14896-AP

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 797396 DEEDWARR
01/31/2022 11:51:08 AM 2 pgs
Fees: $13.00 Taxes: $15,762.00

20220131-0010988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,200,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clark William Landry Dayna Sugar Landry 309 Walnut Drive Nashville, TN 37205	New owner	116-07-0-081

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, **309 Walnut Drive LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Clark William Landry and Dayna Sugar Landry, husband and wife**, 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 Lot No. 11 and the northerly 1/2 of Lot No. 10 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 150 feet on the west side of Walnut Drive and run back between lines 270 feet on the north line of Lot No. 11 and 269 feet on the south line of Part of Lot 10, to the east margin of Glenside Avenue (now closed) on which it measures 150 feet.

Together with Boundary Line and Easement Agreement of record in Instrument No. 20170522-0050535, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 309 Walnut, LLC, a Tennessee limited liability company by Warranty Deed from Andrew L. May and Nancy J. Brown, husband and wife, dated July 31, 2020, recorded July 31, 2020, of record in Instrument No. 20200731-0084859, Register's Office for Davidson County, Tennessee.

This is improved property located at: **309 Walnut Drive, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of January, 2022.

GRANTOR:

309 Walnut Drive LLC,
a Tennessee Limited Liability Company

By: _____
Nathan Hysmith, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan Hysmith, 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 he is the Authorized Representative of 309 Walnut Drive 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 28th day of January, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024