THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139046

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

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

Karen Johnson Davidson County
Batch# 820482 DEEDWARR
03/11/2022 02:36:59 PM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20220311-0028924

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Carr and Michele Carr 1404 South Street Nashville TN 37212	New Owner	Tax Parcel ID No. 093-13-0-381.00

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, **John F. Triggs and Mary B. Henson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John J. Carr and Michele P. Carr, 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 Lot(s) 66, as shown on the map entitled Sigler's Addition to Nashville, of record in Book 1, page 4, Chancery Court, 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 JOHN F. TRIGGS, by deed from ENDGAME LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20101210-0098522 , dated December 9, 2010 , 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 2022 and subsequent years for Map-Par. 093-13-0-381.00.

Matters shown on the Plan of record in Book 1, page 4, Chancery Court, Nashville, Tennessee.

This is improved property located at 1404 South Street Nashville TN 37212

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 28th day of February, 2022.

John F. Triggs

Mary B. Henson

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~ Routt)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John F. Triggs and Mary B. Henson, 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 28th day of February, 2022.

Notary Public

JOSEPH JOHN GHIGLIA JR.
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164019473
MY COMMISSION EXPIRES MAY 20, 2024

My Commission Expires: 5/20/24