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. 36988-03-2022**	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 31st day of March, 2022 Notary Public My Commission Expires: 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rachel Fleischer, Matthew Fleischer 721 Newberry Road Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10214003700

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, **Harris Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Fleischer and Matthew Fleischer,** Wife and Husband ("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 721 Newberry Road, 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 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors 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# 833012 DEEDWARR
04/01/2022 10:05:47 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00

20220401-0037856

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2022.

Harris Properties, LLC, a Tennessee limited liability company

BY: _____, Member
Allen Chadwick Harris, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Harris Properties, LLC, a Tennessee limited liability company,~~ * 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 he is the Member of Harris Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2022.

* Allen Chadwick Harris

_____
Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 314 on the Plan of Brook Meade Subdivision, Section IX, of record in Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 314 fronts 142.9 feet on the northerly side of Newberry Road and runs back between lines 250.00 feet on the westerly line and 402.3 feet on the easterly line to a dead line in the rear on which it measures 209.3 feet.

Being the same property conveyed to Harris Properties, LLC, a Tennessee limited liability company, by deed dated December 15, 2020 from Warren Alvin Coleman, III, and Russell Coleman of record in Instrument No. 20201228-0153434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 /County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 2436, Page 553, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee.