THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339922**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 12th day of April, 2022. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 839793 DEEDWARR
04/14/2022 11:01:51 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00
20220414-0043404

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas W. Werth and Sara C. Werth 6513 Radcliff Drive Nashville TN 37221-3716	New Owner	Tax Parcel ID No. 157-00-0-116.00

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, **Michael D. Sontag, Trustee of the Radcliff Drive Nominee Trust Agreement Established on December 10, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas W. Werth and Sara C. Werth, 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 Devonshire Manor Section Two, of record in Plat Book 5200, page 242, Register's Office 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 ALICE MCCULLOCH WALL, by deed from ROBERT R. ENKEMA III AND ELIZABETH G. ENKEMA, of record in Instrument No. 20150827-0086863 , dated August 28, 2015 , said Register's Office.

Being further conveyed to MICHAEL D. SONTAG, TRUSTEE OF THE RADCLIFF DRIVE NOMINEE TRUST AGREEMENT ESTABLISHED ON DECEMBER 10, 2015 , by quitclaim deed from W. ANDREW WALL and ALICE M. WALL, of record in Instrument No. 20151217-0126849, dated December 10, 2015, 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. 157-00-0-116.00.

Matters shown on the Plan of record in Plat Book 5200, page 242, said Register's Office.

This is improved property located at 6513 Radcliff Drive Nashville TN 37221-3716

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 12th day of April, 2022.

The Radcliffe Drive Nominee Trust Agreement Established on December 10, 2015

By: Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Sontag, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Radcliff Drive Nominee Trust Agreement Established on December 10, 2015, 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 12th day of April, 2022.

Mackenzie L. Border
Notary Public

My Commission Expires: Nov. 6, 2024

