THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339973** Karen Johnson Davidson County Batch# 844196 DEEDWARR 04/22/2022 11:28:04 AM 2 pgs Fees: $13.00 Taxes: $2,960.00 20220422-0046769	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2022. Notary Public My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sage Homebuilding LLC 5105 Fountainhead Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 118 01 0 185.00

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, **Kerry O. Conley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sage Homebuilding, LLC, a Tennessee limited liability company**, ("Grantees"), its 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, part of being an unnumbered tract on the plan of Montrose Place, as of record in Book 57, page 95, (per the deed-scriber's error should be page 93), Register's Office for Davidson County, Tennessee.

Said part of said tract fronts 73 feet on the Westerly side of 10th Avenue South, and runs back between parallel lines, along the Northerly margin of an alley, 82 feet more or less to a dead line.

Being the same property conveyed to Kerry O. Conley, by Warranty Deed from Maura Lee Albert and Husband, Robert Shane Adams, of record in Instrument No. 20050805-0092268, in the Register's Office of Davidson County, Tennessee, dated July 29, 2005 and recorded on August 05, 2005.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Montrose Place, as recorded in Plat Book 57, Page(s) 93;.

This is improved property located at 2405 10th Avenue South 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 11th day of April, 2022.

Kerry O. Conley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kerry O. Conley, 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 11th day of April, 2022.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM VRE 222405