THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220440852**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2022. M. Catherine Clearwaters Notary Public My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 852662 DEEDWARR
05/09/2022 12:35:17 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20220509-0052952

WARRANTY DEED

Address New Owner: James Douglas Sloan, II, Irrevocable Trust 21 N Hill Street Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-04-0-107.00

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 Michael Powers, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Douglas Sloan, II Irrevocable Trust u/a/d July 19, 2021,** ("Grantee"), 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, being East 35 feet of Lot No. 9 on the Plan of Trimbles Third Addition of record in Plat Book 57, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Michael Powers, a single person by Warranty deed from Ronald Lee Booth, III, an unmarried man of record in Instrument No. 20220324-0033839 Register's Office for Davidson County, Tennessee, dated March 21, 2022 and recorded on March 24, 2022.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Catering Kitchen of record in Instrument Number 20080409-0035968, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 21 N Hill Street Nashville TN 37210

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 5th day of May, 2022.

John Michael Powers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Michael Powers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2026