THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440381** Karen Johnson Davidson County Batch# 877599 **DEEDWARR** 06/24/2022 11:29:38 AM 2 pgs Fees: $13.00 Taxes: $7,400.00 20220624-0072427	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2022. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2025

WARRANTY DEED

Address New Owner: Davis Properties of Tennessee, LLC PO Box 3461 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 00 0 090.00

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, **Clint Fehr and Linda Fehr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Davis Properties of Tennessee, LLC, a Tennessee limited liability company**, ("Grantees"), their 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 3 on the Final Plat of Bancroft of record in Instrument No. 20220617-0069429, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cliint Fehr and wife, Linda Fehr, by Warranty Deed from Betty Henley, Trustee, of record in Instrument No. 20140327-0025172, in the Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on March 27, 2014. Cliint Fehr and Clint Fehr being one in the same person.

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 and thereafter, 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 Bancroft, as recorded in Plat Book 9700, Page(s) 326 & 327 and Amendment recorded in Book 11595, Page 671.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10319 Page 1, Amendments recorded in Book 10366 Page 623, Book 10564 Page 570 and Instrument No. 20210201-0013887.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7911 Page 451, Book 7911 Page 385, Book 7911 Page 389 and Book 8009 Page 109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Final plat of Bancroft, as recorded in Instrument No. 22020617-0069429.

This is improved property located at 10 Bancroft Nashville TN 37215

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 23rd day of June, 2022.

Clint Fehr

Linda Fehr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clint Fehr and Linda Fehr, 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 23rd day of June, 2022.

Notary Public
My Commission Expires: _____

