This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-15625-AP

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 894454 DEEDWARR
07/27/2022 10:12:00 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20220727-0085620

STATE OF ~~TENNESSEE~~ TN
COUNTY OF Grafton

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2022.

Notary Public
My Commission Expires: 3/3/26

JESSICA M. CORMIER
MY COMMISSION EXPIRES MARCH 3, 2026
NOTARY PUBLIC
NEW HAMPSHIRE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Randy P Parker 2012 Family Trust 131 Chichering Meadows Drive Nashville, TN 37215	New Owner	117-04-0-263

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Todd Gelfand, Trustee of 2811 Belmont Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Claire Parker, Trustee of Randy P Parker 2012 Family Trust**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, Final Plat, Revised Lot 8 and the North 1/2 of Lot 9, Belmont Terrace, according to plat and survey appearing of record in Instrument No. 20140212-0012308, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Todd Gelfand, Trustee of the 2811 Belmont Trust by Warranty Deed from Dennis Patrick McCracken, married, dated May 29, 2019, recorded June 4, 2019, of record in Instrument No. 20190604-0052790, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2811 Belmont Boulevard, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do

covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 22nd day of July 2022

GRANTOR:

2811 Belmont Trust

By: _____
Todd Gelfand, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF Grafton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Todd Gelfand, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the 2811 Belmont Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **22nd** day of July, 2022.

_____
Notary Public
My Commission expires: 3/3/26

JESSICA M. CORMIER
MY COMMISSION EXPIRES MARCH 3, 2026
NOTARY PUBLIC NEW HAMPSHIRE