Karen Johnson Davidson County
Batch# 898072 DEEDWARR
08/03/2022 11:06:32 AM 2 pgs
Fees: $13.00 Taxes: $11,174.00
20220803-0088449

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18249-TC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

The actual consideration or value, whichever is greater, for this transfer is $3,020,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leslie C. Fowler and Megan Fowler 2405 Belmont Boulevard Nashville, TN 37212	NEW OWNER	104 16 0 295.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Matthew Burch and Elizabeth Burch, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Leslie C. Fowler and Megan Fowler, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the Southern three (3) feet of the Northerly one-half of Lot No. 177 on the Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for said County; said part of said lot being three (3) feet off the South side of the Northerly one-half of Lot 177 and fronts three (3) feet on the West side of Belmont Boulevard, running back between parallel lines 175 feet, more or less, to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the Southerly half of Lot 177 on the Belmont Land Company's Plan of Lots called Belmont Heights and of record in Plat Book 421, Page 34, Register's Office for said County; said Southerly half of Lot 177 fronts 53 feet on the West side of Belmont Boulevard and extends back on a South line with the North line of Lot 178, 175 feet to an alley, (thence) running with (said) alley Northerly 45 feet to the Southerly line of the Northerly half of Lot No. 177; thence with said Southerly line of North-half of Lot 177, 175 feet to Belmont Boulevard.

Being the same property conveyed to Matthew Burch and Elizabeth Burch, husband and wife, by Warranty Deed from Benjamin Goldberg and Tara Tocco Goldberg, husband and wife, of record in Instrument No. 20210105-0001475, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 05, 2021. Also see Scrivener's Affidavit of recorded in Instrument No. 20210120-0008666, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Benjamin R. Goldberg and Tara Marie Tocco, husband and wife, by Warranty Deed from Harmony Korine and wife, Rachel Korine, of record in Instrument No. 20120625-0055536, in the Register's Office of Davidson County, Tennessee, dated June 06, 2012 and recorded on June 25, 2012. Also see Scrivener's Affidavit of recorded in Instrument No. 20201214-0146331, Register's Office of Davidson County, Tennessee.

This is improved property located at: **2405 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 1st day of August, 2022.

GRANTOR:

Matthew Burch

Elizabeth Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Burch and Elizabeth Burch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024