Karen Johnson Davidson County
Batch# 903304 DEEDWARR
08/15/2022 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $13,400.87
20220815-0092433

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741700

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,621,858.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nostalgik Land, LLC 917 Glendale Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 132 09 0 067.00

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, **Daniel R. Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nostalgik Land, LLC, a Delaware 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, being Lot No. 14 on the Map Showing Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, 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 Daniel R. Green, married, by Warranty Deed from Emily H. Lowe, unmarried, of record in Instrument No. 20210302-0026215, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 02, 2021.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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.

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 Subdivision of Lots 27-28-36-37-38-39-40-41-42-43 and Part of Lots 35 & 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

This is improved property located at 917 Glendale Lane 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 12th day of August, 2022.

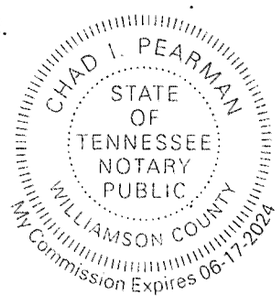
Daniel R. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel R. Green, 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 12th day of August, 2022.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 12, 2022**.

Affiant Signature

08/12/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **12th** day of **August**, 20**22**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY