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

**CRT File No. 220942452**

Karen Johnson Davidson County
Batch# 939060 DEEDWARR
11/08/2022 10:56:30 AM 2 pgs
Fees: $13.00 Taxes: $12,950.00

20221108-0119902

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2022.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

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

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Lee F Van Dyke<br>4515 Carlton Drive<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>130 16 0 033.00 |

**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, **3910 Kimpalong, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lee F Van Dyke, unmarried** ("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. 11 on the Cherry Acres Subdivision, as of record in Book 2083, Page 35, Register's Office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 3910 Kimpalong, LLC, a Tennessee limited liability company, by Quitclaim Deed from Vintage South, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015463, in the Register's Office of Davidson County, Tennessee, dated December 02, 2020 and recorded on February 03, 2021.

Being the same property conveyed to Vintage South, LLC, a Tennessee limited liability company, by Warranty Deed from William K. Rotert, III and Joan Cain Rotert, husband and wife, of record in Instrument No. 20201208-0142418, in the Register's Office of Davidson County, Tennessee, dated December 01, 2020 and recorded on December 08, 2020.

Being the same property conveyed to William K. Rotert, III and wife, Joan Cain Rotert, by Warranty Deed from Jack C. Ramer and wife, Barbara B. Ramer, of record in Book 9200, Page 854, in the Register's Office of Davidson County, Tennessee, dated December 22, 1993 and recorded on December 28, 1993.

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 Cherry Acres Subdivision, as recorded in Plat Book 2083, Page(s) 35.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2142, Page 58.

This is improved property located at 4515 Carlton Drive 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 4th day of November, 2022.

3910 Kimpalong, LLC, a Tennessee limited liability company

By: _____
Nathan Lyons, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of 3910 Kimpalong, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 4th day of November, 2022.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026