THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143009** Karen Johnson Davidson County Batch# 948235 **DEEDWARR** 12/06/2022 11:01:23 AM 2 pgs Fees: $13.00 Taxes: $3,700.00 20221206-0127151	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: 105 Bellevue Partners PO Box 158933 Belle Meade TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 14 0 021.00

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, **Travis Phelps Smith, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **105 Bellevue Partners, a Tennessee general partnership**, ("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 the Westerly part of lot No. 8 on the Map showing Subdivision of lot Nos. 4-5 and 25 in Bransford Realty Co's & Johnson Bransford's Subdivision of Part of 40 Acre Tract and all of lot 27 and part of Lot No. 28 in Deer Park Subdivision in Belle Meade, as of record in Book 421, Page 134, Register's Office for said County, described as follows:

Beginning at a point on the Southwesterly margin of Bellevue Drive South 203 feet Easterly from the Southeasterly margin of Bellevue Drive, being also the Northeast corner of lot No. 5 on said Plan conveyed to Earle T. Bumpous by deed from Jefferson Realty Company of record in book 1085, page 345, said Register's Office; thence South 35-3/4° West with the line between said lot No. 5 and lot No. 6 on said Plan and said lot No. 8, 190 feet to a point; thence South 53-1/2° East 10.5 feet to a point; thence South 36-1/4° West, with the line between lots Nos. 6 and 7 on said Plan and said lot No. 8, 100 feet to the Southwest corner of said lot No. 8; thence South 56° East 27 feet to a post; thence South 69° East 48 feet to the Southwest corner of part of lot No. 8 conveyed to Gertrude Treanor Crockett by deed from Bransford Realty Company, of record in Book 1103, Page 552, said Register's Office; thence Northeastwardly with the Northwestern boundary line of said part of lot No. 8 conveyed to Gertrude Treanor Crockett 265 feet, more or less, to a point on the Southwesterly margin of Bellevue Drive South, said point being Mrs. Crockett's Northwest corner; thence in a Northwesterly direction, with the Southwesterly margin of Bellevue Drive South 75 feet to the beginning.

Being the same property conveyed to Travis Phelps Smith, an unmarried man, by Executor's Quitclaim Deed from Travis Phelps Smith, the duly-appointed Executor of the Estate of Annette S. Smith, deceased of record in Instrument No. 20190517-0046818, in the Register's Office of Davidson County, Tennessee, dated May 02, 2019 and recorded on May 17, 2019.

Being the same property conveyed to Travis Smith, Jr., and wife, Annette Smith, by Warranty Deed from J. E. Wood, Jr., and wife, Hetty Wood of record in Book 4162, Page 311, in the Register's Office of Davidson County, Tennessee, dated June 11, 1967 and recorded on August 17, 1967. The said Annette S. Smith having since died on March 16, 2018. Also see the Probate Docket No. 18P-962, recorded in the Seventh Circuit Court of Davidson County, Tennessee.

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 2023 and thereafter, for tax parcel identification number 116 14 0 021.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of lot 4-5 & 25 in Bransford Realty Co's & Johnson Bransford's Subdivision of Part of 40 Acre Tract and all of lot 27 and part of 28 in Deer Park Subdivision in Belle Meade, as recorded in Plat Book 421, Page(s) 134.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Belle Meade Subdivision, as recorded in Plat Book 332, Page 88 and 89.

This is improved property located at 105 Bellevue South Belle Meade TN 37205

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 2nd day of December, 2022.

Travis Phelps Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Travis Phelps Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2022.

Notary Public
My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024