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

CRT File No. 220641425

Karen Johnson Davidson County
Batch# 949278 DEEDWARR
12/08/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $29,600.00
20221208-0127950

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $8,000,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2022.

Notary Public
My Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brendan Lauber and Megan Lauber 5020 Franklin Pike Nashville TN 37220	New Owner	Tax Parcel ID No. 146 10 0 053.00

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, **BryMak & Associates, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and docs hereby transfer and convey to **Brendan Lauber and Megan Lauber, husband and wife**, ("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, Tenncssee, being Lot No. 8 on the Plan of Ragland Estatcs of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts a 175.0 feet on the Easterly Margin of Franklins Road and extends back between parallel a distance of 500.0 feet.

Being the same property conveyed to BryMak & Associates, Inc., a Tennessee Corporation, by Warranty Deed from Carolyn F. Johnson, unmarried, of record in Instrument No. 20210304-0028322, in the Register's Office of Davidson County, Tennessee, dated February 25, 2021 and recorded on March 04, 2021.

Being thc same property conveyed to Carolyn F. Johnson, married, by Quit Claim Deed from Kccly Ann Batson, of record in Book 9348, Page 381, in the Register's Office of Davidson County, Tennessee, dated April 11, 1994 and recorded on May 18, 1994. The said Harry Lee Johnson being deceased as of August 11, 2020.

Being the same property conveyed to Carolyn F. Johnson and Keely Ann Batson, by Warranty Deed from Jeffrcy T. Mealer, unmarried, of record in Book 8012, Page 266, in the Register's Office of Davidson County, Tennessee, dated December 21, 1989 and recorded on December 27, 1989.

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 Ragland Estates, as recorded in Plat Book 2663, Page(s) 104 .

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2860, Page 280.

This is improved property located at 5020 Franklin Pike Nashville TN 37220

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 7th day of December, 2022.

BryMak & Associates, Inc.

BY: _____
Christopher Wayne Hamby, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Wayne Hamby, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is of President BryMak & Associates, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of December, 2022.

_____
Notary Public

My Commission Expires: _____

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/7/22 (date of document).

Jennifer L. Pennell

12/8/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of December 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026