Karen Johnson Davidson County
Batch# 965519 DEEDWARR
01/30/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20230130-0006747

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

CRT File No. 221042741

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00.

Tiffany Rooker
Affiant

Subscribed and sworn to before me, this 27th day of January, 2023.

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Adam Sekulow and Anna Sekulow 900 Lynnwood Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 130 11 0 048.00

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, **Cabot Hyde and Helen Hyde, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan Adam Sekulow and Anna Sekulow, 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, Tennessee, being Lot No. 18 of Block "A" on the Plan of Tyne Meade, Section No. 2, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the Easterly margin of Lynwood Boulevard at the Southwest corner of the property conveyed to Charles William Hortsman and wife, be deed from Omer H. Jordan and wife, of record in Book 1679, Page 167, Register's Office for said County; thence with said Boulevard, Southwardly 100 feet to the corner of Lots Nos. 18 and 19, being 600 feet, more or less, North of the Northerly margin of Forsythe Place; thence with the line between said two lots, Eastwardly 250 feet; thence Northwardly 100 feet to the Southeast corner of said Hortsman property; thence with the Southerly line of same, Westwardly 250 feet to the beginning.

Being the same property conveyed to Cabot Hyde and wife, Helen Hyde, by Warranty Deed from James T. Griscom aka James T. Griscom, II and Dana R. Griscom, of record in Instrument No. 20130604-0056452, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 04, 2013.

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.

Easement for Public Utilities, recorded in Book 1760, Page 99.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 900 Lynnwood Blvd Nashville 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 27th day of January, 2023.

Cabot Hyde

Helen Hyde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cabot Hyde and Helen Hyde, 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 27th day of January, 2023.

Notary Public

My Commission Expires:



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 1/27/2023.

D. Shayne Adair

1/30/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 **day of** January, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman

Notary Public
My Commission Expires: 03/07/2026