Karen Johnson Davidson County
Batch# 966557 DEEDWARR
02/03/2023 07:56:30 AM 4 pgs
Fees: $23.00 Taxes: $10,175.00
20230203-0007871

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 2nd day of February, 2023.

Notary Public

My Commission Expires: May 7, 2024

Address New Owner As Follows:
Andrew P. Kintz
Mary Towles Kintz
857 Belton Drive
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Map-Parcel Number:
115-02-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does

transfer and convey unto **ANDREW P. KINTZ AND MARY TOWLES KINTZ, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 344 on the Plan of Brook Meade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 344 fronts 115 feet on the south side of Belton Drive and extends back 389.9 feet on the west line and 390.6 feet on the east line, to a dead line in the rear on which it measures 116.3 feet.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from George W. Shuff, III, Executor of the Estate of Betty McKinnon Shuff, and George W. Shuff, III and Suzanne Graham and Melissa Shuff Romans, individually, of record as Instrument No. 20210923-0127905, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

This is improved property known as: 857 Belton Drive, Nashville, TN 37205

{Signature page to follow}

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of February, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, 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 the Managing Partner of 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 2nd day of February, 2023.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 02/02/2023 (date of document).

Affiant Signature

02/02/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

