RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

CRT File No. 230143378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2023.

Notary Public
My Commission Expires: 11/3/2026

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/3/2026

Karen Johnson Davidson County
Batch# 971454 DEEDWARR
02/16/2023 11:14:03 AM 2 pgs
Fees: $13.00 Taxes: $19,795.00

20230216-0011286

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pauline Pons and Pierre Pons 3800 Woodlawn Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 117 01 0 005.00

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, **Bradley S. Karro and Harriet G. Karro, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pauline Pons and Pierre Pons, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 18 of Block "L" on the Plan of The Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said county, described as follows:

Beginning in the center of Woodlawn Avenue at the common corner of Lots Nos. 18 and 19 on said plan; thence with the center of said Avenue eastwardly 319 feet 5 inches to a point 7 feet 4 inches West on the southeasterly corner of the part of Lot No. 18 devised to William D. Haggard Jr. and John Holman Haggard under Item no. 4 of the Will of W.D. Haggard, deceased, of record in Will Book 56, page 352, County Court for said County; thence North 2 deg. East 20.5 feet; thence North 50 deg. 22 min. West 13.65 feet; thence North 11 deg. 48 min. West 24.6 feet; thence North 3 deg. 11 min. West 165.8 feet and North 1 deg. 20 min. West 182.6 feet to a point in the line between Lots Nos. 17 and 18; thence with the line between said two lots westwardly 276 feet 9 inches to the common corner of Lots Nos. 17, 18, 19, and 20; thence with the line between Lots Nos. 18 and 19 Southwardly 400 feet to the beginning.

Being the same property conveyed to Bradley S. Karro and wife, Harriet G. Karro, by Warranty Deed from John C. Hayes, III, unmarried, of record in Instrument No. 20031006-0147075, in the Register's Office of Davidson County, Tennessee, dated September 30, 2003, and recorded on October 06, 2003.

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 The Whitland Realty Company's Subdivision, as recorded in Book 332, Page 141.

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

This is improved property located at 3800 Woodlawn 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 15th day of February, 2023.

Bradley S. Karro

Harriet G. Karro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley S. Karro and Harriet G. Karro, 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 15th day of February, 2023.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026