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

CRT File No. 230243665

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 984724 DEEDWARR
03/27/2023 10:36:53 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20230327-0022015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
221 Belle Meade Trust 221 Belle Meade Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 116-10-0-108.00

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, **Martha E. Templeton, widowed** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **221 Belle Meade Trust, dated March 3, 2023** ("Grantee"), 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(s) 3 , as shown on the map entitled Bransford Realty Company's Berkley Hills Subdivision, of record in Plat Book 547, pages 57 & 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J. LILLARD TEMPLETON, JR. and wife, MARTHA E. TEMPLETON, by deed from SUZANNE M. RODDY and husband, S. C. RODDY, JR., of record in Instrument No. 20001031-0107679 , dated October 26, 2000 , said Register's Office.

J. LILLARD TEMPLETON, JR. died on or about November 22, 2022, leaving MARTHA E. TEMPLETON as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-10-0-108.00.

Matters shown on the Plan of record in Plat Book 547, pages 57 & 58, said Register's Office.

This is improved property located at 221 Belle Meade Boulevard 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 24th day of March, 2023.

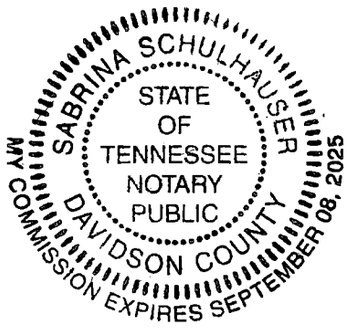
Martha E. Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martha E. Templeton, 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 24th day of March, 2023.

Notary Public



My Commission Expires: _____