395

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

CRT File No. 230143542

Karen Johnson Davidson County
Batch# 986408 DEEDWARR
03/29/2023 12:29:16 PM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20230329-0022882

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

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

Notary Public
My Commission Expires: 7/

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank Graves 1903 Beechwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-16-0-239.00

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, **Howard Joseph Doherty, III and Angela Marie Doherty, Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank Graves*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*Unmarried

Being the westerly one-half of Lot 223, as shown on the map entitled Belmont Land Company's Plan of lots, called "Belmont Heights", of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 223 fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to HOWARD JOSEPH DOHERTY, III AND ANGELA MARIE DOHERTY, CO-TRUSTEES OF THE HOWARD J. & ANGELA M. DOHERTY REVOCABLE FAMILY TRUST, DATED JANUARY 28, 2022, by deed from LH2 INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220502-0050635 , dated April 28, 2022 , said Register's Office.

Being further conveyed to HOWARD JOSEPH DOHERTY III and ANGELA MARIE DOHERTY, HUSBAND AND WIFE, by deed from HOWARD JOSEPH DOHERTY, III AND ANGELA MARIE DOHERTY, CO-TRUSTEES OF THE HOWARD J. & ANGELA M. DOHERTY REVOCABLE FAMILY TRUST, DATED JANUARY 28, 2022 , of record in Instrument No. 20220624-0072289, dated June 10, 2022, said Register's Office.

Being further conveyed to HOWARD JOSEPH DOHERTY, III AND ANGELA MARIE DOHERTY, CO-TRUSTEES OF THE HOWARD J. & ANGELA M. DOHERTY REVOCABLE FAMILY TRUST, DATED JANUARY 28, 2022 , by deed from HOWARD JOSEPH DOHERTY III and ANGELA MARIE DOHERTY, HUSBAND AND WIFE, dated June 10, 2022, said Register's Office.

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. 104-16-0-239.00.

Matters shown on the Plan of record in Book 421, page 34, said Register's Office.

This is improved property located at 1903 Beechwood Avenue Nashville TN 37212

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.

The Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022

By: Howard Joseph Doherty, III, Co-Trustee

By: Angela Marie Doherty, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Joseph Doherty, III and Angela Marie Doherty, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022, 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 24th day of March, 2023.

Notary Public

My Commission Expires: _____

