THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37549-02-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,040,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2023. Notary Public My Commission Expires: FEBRUARY 24, 2026

ALEXIS STEELMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 987879 DEEDWARR
04/03/2023 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $7,548.00
20230403-0024106

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jack Kienzler, Abigail Kienzler 730 Bresslyn Road Nashville, TN 37205	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd, Ste 300 Independence, OH 44131	Map and Parcel No.: 11504004000

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, **John C. Harrison and wife, Lisa R. McCarthy-Harrison** ("Grantors"), have this day bargained and sold, and doe hereby transfer and convey to **Jack Kienzler and Abigail Kienzler, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 730 Bresslyn Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, haves a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 3rd day of April, 2023.

John C. Harrison

Lisa R. McCarthy-Harrison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John C. Harrison and Lisa R. McCarthy-Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Brook Meade, Section IV, as of record in Book 2133, Page 93, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John C. Harrison and wife, Lisa R. McCarthy-Harrison by deed dated November 4, 2010 from Hood company, LLC of record in Instrument No. 20101105-0088947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 11504004000.
2. All matters appearing on the Plan of record as Book 2133, Page 93, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 April 3, 2023.

Affiant Signature

April 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3rd day of April, 2023.

Notary Public

(SEAL)

My Commission Expires: February 24, 2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

900