THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221143025** Karen Johnson Davidson County Batch# 992350 DEEDWARR 04/14/2023 02:27:30 PM 3 pgs Fees: $18.00 Taxes: $9,250.00 20230414-0027571	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2023. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 820 Clematis Trust 820 Clematis Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 102-14-0-086.00

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, **Harris Developments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 820 Clematis Trust dated April [illegible] 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) 309, as shown on the map entitled Brook Meade Section IX, of record in Plat Book 2331, page 34, 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 HARRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHERRIE P. SEHRT, of record in Instrument No. 20201026-0123827 , dated October 21, 2020 , said Register's Office.

Being further conveyed to HARRIS DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from HARRIS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210714-0094816, dated July 12, 2021, 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 2022 and subsequent years for Map-Par. 102-14-0-086.00.

Matters shown on the Plan of record in Plat Book 2331, pages 34 and 35, said Register's Office.

This is improved property located at 820 Clematis Drive 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 11th day of April, 2023.

Harris Developments, LLC

_____, Authorized Member
By: Allen Chadwick Harris, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Harris Developments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 11th day of April, 2023.

_____
Notary Public

My Commission Expires: 5/7/24



Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 11, 2023**.

Affiant Signature

April 14, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

