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

CRT File No. 230243647

Karen Johnson Davidson County
Batch# 994053 **DEEDWARR**
04/19/2023 11:01:08 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20230419-0028766

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public
My Commission Expires: [illegible]

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Sandler and Gina Sandler 2219 Hobbs Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0 059.00

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, **Robert T. O'Bryan, Jr. and Alicia L. O'Bryan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Sandler and Gina Sandler, husband and wife**, ("Grantees"), 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 No. 24 on the Plan of B. N. Stammer Subdivision of record in Plat Book 1424, Page 23, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 100 feet on the Southerly side of Hobbs Road and runs back 239.35 feet on the Westerly line of 239.38 feet on the Easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Robert T. O'Bryan, Jr. and Alicia L. O'Bryan, husband and wife, by Warranty Deed from Leonard Furman Group, Inc., a Tennessee Corporation, of record in Instrument No. 20190814-0080904, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 14, 2019.

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 B. N. Stammer Subdivision, as recorded in Plat Book 1424, Page(s) 23.

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

This is improved property located at 2219 Hobbs Road 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 14th day of April, 2023.

Robert T. O'Bryan, Jr.

Alicia L. O'Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert T. O'Bryan, Jr. and Alicia L. O'Bryan, 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 14th day of April, 2023.

Notary Public
My Commission Expires:

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