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

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444222** Karen Johnson Davidson County Batch# 998493 DEEDWARR 05/02/2023 11 08 12 AM 2 pgs Fees. $13 00 Taxes $9,194 50 20230502-0032412	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,485,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2023. Notary Public My Commission Expires: ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08, 2024

WARRANTY DEED

Address New Owner: John McDonald and Eleanor McDonald 5265 Granny White Trace Oak Hill TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 00 0 161.00

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, **William T. Chapman, IV, Trustee of the 5265 Granny White Trace Trust dated December 12th, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John McDonald and Eleanor McDonald, 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. 5 on the Subdivision Plat of The Reserve @ Radnor Lake, of record in Plat Instrument No. 20080327-0030965 and amended Ownerâ€™s Certificate of record in Instrument No. 20130829-0091392, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 5265 Granny White Trace Trust dated December 12th, 2014, by Warranty Deed from GW Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20141217-0115510, in the Registers Office of Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

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 Subdivision plat of The Reserve @ Radnor Lake, as recorded in Plat Instrument No. 20080327-0030965; as amended Owners Certificate of record in Instrument No. 20130829-0091392.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130809-0083989.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 7776, Page 41 and Book 7814, Page 514.

Easement recorded in Book 534, Page 66; Book 460, Page 172; Book 5170, Page 144 and Book 5541, Page 207.

This is improved property located at 5265 Granny White Trace Oak Hill 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 28th day of April, 2023.

The 5265 Granny White Trace Trust dated December 12th, 2014

Trustee

By: William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 5265 Granny White Trace Trust dated December 12th, 2014, 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 28th day of April, 2023.

Notary Public

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024