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

CRT File No. 230444131

Karen Johnson Davidson County
Batch# 999032 **DEEDWARR**
05/03/2023 10 43 45 AM 2 pgs
Fees $13 00 Taxes $3,270 80

20230503-0032809

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $884,000 00

Affiant

bscribed and sworn to before me, this 1st day of May, 23

tary Public
Commission Expires

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

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

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Ronald Michael Pope and Virginia Blair Pope 508 Hobson Chapel Place Nashville, TN 37206	New Owner	Tax Parcel ID No 072 03 0 246 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, **Mark William Lenihan and Megan Victoria Lenihan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Michael Pope and Virginia Blair Pope, 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. 10 on the Plan of a Revised subdivision of Lots No. 3 and No 4 of the East Nashville Golf Club Property, as of record in Book 547, page 138, Register's 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 Mark William Lenihan and Megan Victoria Lenihan, husband and wife, by Warranty Deed from Amanda Raye Henley, a single person (formerly Amanda Phillips), of record in Instrument No. 20190925-0097308, in the Register's Office of Davidson County, Tennessee, dated September 19, 2019 and recorded on September 25, 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 A Revised subdivision of Lots No 3 and No. 4 of the East Nashville Golf Club Property, as recorded in Plat Book 547, Page(s) 138

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A subdivision of Lot 3 and 4 of the East Nashville Golf Club Property, as recorded in Plat Book 547, Page 136

ML
ML

This is improved property located at 3525 Golf Street Nashville TN 37216

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 1st day of May, 2023

Mark William Lenihan

Megan Victoria Lenihan

STATE OF MISSOURI
~~COUNTY~~ OF ST LOUIS CITY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark William Lenihan and Megan Victoria Lenihan, 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 1st day of May, 2023

Lori C. Mitchell
Notary Public
My Commission Expires

LORI C. MITCHELL
Notary Public - Notary Seal
STATE OF MISSOURI
Lincoln County
My Commission Expires: Sept. 25, 2025
Commission # 13462082

ML
ML