Karen Johnson Davidson County
Batch# 999033 DEEDWARR
05/03/2023 10:46 45 AM 3 pgs
Fees. $18 00 Taxes $5,920 00

20230503-0032810

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

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37617-04-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2023. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Max Eisemann Carolyn Fisher Eisemann 408 Shackleford Court Nashville, TN 37215	New owner	Map and Parcel No.: 131030R00300CO

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, Michael Vaden, Trustee of the Hacienda Del Sur Trust, dated February 10, 2021 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Benjamin Max Eisemann and Carolyn Fisher Eisemann, 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 408 Shackleford Court, Nashville, Davidson County, Tennessee 37215.

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 Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, 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 2nd day of May, 2023.

GRANTOR:

Michael Vaden, Trustee of the
Hacienda Del Sur Trust dated February 10, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Vaden, Trustee of the Hacienda Del Sur Trust dated February 10, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2023.

Notary Public
My Commission Expires:

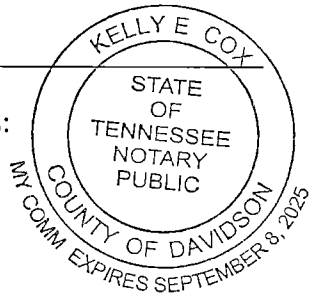


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 3, as shown on the Map entitled Oxford Hill Cluster Lot Subdivision, of record in Instrument No. 20050512-0053719, 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 Michael Vaden, Trustee of the Hacienda Del Sur Trust, dated February 10, 2021 by deed dated April 7, 2021 from Laura P. Stroud, unmarried, of record in Instrument No. 20210413-0049088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Oxford Hill, of record in Instrument No. 20060303-0024723 and Instrument No. 20060303-0024724, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20040917-0112313, Register's Office for Davidson County, Tennessee.