THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444252** Karen Johnson Davidson County Batch# 1003112 DEEDWARR 05/15/2023 10.46 22 AM 2 pgs Fees $13 00 Taxes $14,615 00 20230515-0035958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,950,000.00 Katie Bradley Affiant Subscribed and sworn to before me, this 12th day of May, 2023. Notary Public My Commission Expires. VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: 4001 Vailwood Drive Trust dated April 19th, 2023 4001 Vailwood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No 117 13 0 034.00

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, **John M. Tomlinson and Stancy C. Tomlinson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4001 Vailwood Drive Trust dated April 19th, 2023**, ("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. 20 on the Plan of Part Three, Wallace Subdivision, of record in Book 1130, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John M. Tomlinson and Stancy C. Tomlinson, Husband and Wife, by Warranty Deed from Chesnut Infill GP, a Tennessee General Partnership, of record in Instrument No. 20230103-0000324, in the Register's Office of Davidson County, Tennessee, dated December 29, 2022 and recorded on January 03, 2023.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for John M. Tomlinson and Stancy C. Tomlinson, which Power of Attorney is recorded in Instrument Number 20230515-0035956 Register's Office for Davidson County, Tennessee.
20230515-0035957

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 Part Three, Wallace Subdivision, as recorded in Book 1130, Page 82.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1361, Page 355.

Easement for Public Utilities, recorded in Book 1881, Page 503.

This is improved property located at 4001 Vailwood Drive 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 12th day of May, 2023

John M. Tomlinson by Kate Rosenthal as Attorney-In-Fact

Stancy C. Tomlinson by Kate Rosenthal as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for John M Tomlinson and Stancy C. Tomlinson and they are authorized by John M. Tomlinson and Stancy C. Tomlinson to execute this instrument on their behalf

Witness my hand, at office, this 12th day of May, 2023

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025