THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444331** Karen Johnson Davidson County Batch# 1005141 **DEEDWARR** 05/18/2023 02 18 01 PM 2 pgs Fees $13 00 Taxes $8,325.00 20230518-0037477	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $2,250,000.00 Margaret Smith Affiant Subscribed and sworn to before me, this 15th day of May, 2023. D Denise Woods Notary Public My Commission Expires: _____ SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Matthew K. White and Jana S. White 4400 Howell Place Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ OnY Glo, Inc. DBA Loanlock 6 Hutton Centre Dr, St 1030 Santa Ana, CA 92707	Tax Information: Tax Parcel ID No. 130-03-0-008.00

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, **Julia Hartzog Garcia and Mark Claiborne Hartzog, as devisees under the Last Will and Testament of Sylvia P. Hartzog** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew K. White and Jana S. White, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract A:
Land in Davidson County, Tennessee, being all of Lot No. 8 on the Plat of the Subdivision of Lots Nos. 12 and 13 and the resubdivision of Lots 10 and 11 of Belle Meade Plan No. 2 of record in Book 421, Page 112, Register's Office for said County.

Said Lot No. 8 fronts 200 feet on the easterly side of Cherokee Circle and runs back between parallel lines 200 feet to a dead line.

Tract B:
Land in Davidson County, Tennessee, being the south 20 feet to the part of Howell Place abandoned by the City of Belle Meade, by ordinance 56-2 of record in Book 2546, Page 602, and described as follows: beginning at a point on the easterly side of Cherokee Circle, the northwest corner of Lot No. 8 on the Plan of Subdivision of Lots 12 and 13, and the resubdivision of Lots 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, Page 112, Register's Office for said County; running thence easterly along the northerly margin of said Lot No. 8, 200 feet to the northeasterly corner of said Lot No. 8; thence at right angles northerly 20 feet to the southeast corner of Tract No. 2, as described in deed from John F. House and wife, to Minos L. Fletcher, Jr., and wife, as of record in Book 2648, Page 441, in said Register's Office; thence westerly and parallel with the northerly line of said Lot No. 8, 200 feet to the terminus of Howell Place, as now established; thence southwardly 20 feet to the point of beginning.

Being the same property conveyed to MARK HARTZOG AND WIFE, SYLVIA HARTZOG, by deed from HARVEY T. KIRKPATRICK AND JOAN W. KIRKPATRICK, of record in Book 5272, page 74 , dated April 11, 1978 , said Register's Office.

MARK HARTZOG died on or about January 15, 2019, leaving SYLVIA HARTZOG as the surviving tenant by the entirety (For further reference, see quitclaim deed of record in Instrument No. 20211004-0132857, said Register's Office)

SYLVIA HARTZOG, A/K/A SYLVIA P HARTZOG died on or about January 7, 2023. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), under Case No. 23P138, devised the subject property to her children, JULIA HARTZOG GARCIA AND MARK CLAIBORNE HARTZOG.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-03-0-008.00 and 103-03-0-009.00.

Matters shown on the Plan of record in Plat Book 421, page 112, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 741, page 341, said Register's Office.

This is improved property located at 4400 Howell Place Nashville TN 37205

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 15th day of May, 2023

Julia Hartzog Garcia

Mark Claiborne Hartzog

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Hartzog Garcia and Mark Claiborne Hartzog, 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 15th day of May, 2023

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires. _____