THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444343**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $885,000.00 Affiant Subscribed and sworn to before me, this 16th day of May, 2023. Notary Public My Commission Expires: 4-13-25

Karen Johnson Davidson County
Batch# 1005142 DEEDWARR
05/18/2023 02:18:30 PM 2 pgs
Fees: $13.00 Taxes: $3,274.50
20230518-0037479

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Christian C. Rice, Jr. 5421 Williamsburg Rd Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-16-0-022.00

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, **Lipscomb University** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian C. Rice, Jr.** ("Grantee"), his 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. 31, Section 1, Green Hills Subdivision, as shown on plan of record in Plat Book 547, page 128, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lipscomb University by Warranty deed from RER Partnership, a Tennessee General Partnership of record in Instrument No. 20220901-0098594 Register's Office for Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022.

This Conveyance is subject to the matters set forth below.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-022.00.

Matters shown on the Plan of record in Plat Book 547, page 128, said Register's Office.

Restrictions of record in Book 700, Page 610, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Book 4040, Page 988, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8664, Page 82, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4040, Page 992, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3903 Belmont Boulevard 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 16th day of May, 2023.

Lipscomb University

By: Jeff Baughn, Senior Vice President for Finance and Technology

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jeff Baughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President for Finance and Technology (or other officer authorized to execute the instrument) of Lipscomb University, the within named bargainor, and that he as such authorized Senior Vice President for Finance and Technology has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Member.

Witness my hand, at office, this 16th day of May, 2023.

Notary Public
My Commission Expires: 3/6/24

INDIA L TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 16, 2023.

Signature
May 16, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 16, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025