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

CRT File No. 230544508

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,400,000 00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2023.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 1006384 DEEDWARR
05/23/2023 10 32:36 AM 2 pgs
Fees $13 00 Taxes $12,580 00

20230523-0038696

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
876 Van Leer Drive Trust 876 Van Leer Drive Nashville TN 37220	New Owner	Tax Parcel ID No 132-14-0-017.00

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, **Lucas J. Burton and Kerri Z. Burton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **876 Van Leer Drive Trust**, ("Grantee"), 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(s) 100, as shown on the map entitled Oak Hill Valley, of record in Plat Book 1835, pages 15 & 16, 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 LUCAS J. BURTON AND KERRI Z. BURTON, HUSBAND AND WIFE, by deed from OLD SOUTH CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20170825-0087756 , dated August 23, 2017 , said Register's Office.

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. 132-14-0-017.00.

Matters shown on the Plan of record in Plat Book 1835, pages 15 & 16, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7043, page 237, said Register's Office.

This is improved property located at 876 Van Leer Drive Nashville TN 37220

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 22nd day of May, 2023

Lucas J. Burton by Kerri Z. Burton, his Attorney-in-Fact

Kerri Z. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerri Z Burton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lucas J. Burton and that she is authorized by Lucas J. Burton to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of May, 2023

Notary Public

My Commission Expires _____

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