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

CRT File No. 230444423

Karen Johnson Davidson County
Batch# 1011069 DEEDWARR
06/05/2023 10 09 17 AM 2 pgs
Fees $13 00 Taxes $19,924 50

20230605-0042287

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,385,000 00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 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	Send Tax Bills To	Tax Information
The Harris Trust dated March 10, 2016 4310 Esteswood Drive Nashville TN 37215	New Owner	Tax Parcel ID No 130 08 0 013.00

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, **Brian Shelton, Trustee of the 4310 Esteswood Drive Trust dated February 14th, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Clifton Harris and Grace Kang Harris, Trustees of the Harris Trust dated March 10, 2016**, ("Grantees"), their successors 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 7 on the Plan of Esteswood Estates, a Re-subdivision of part of Esteswood, of record in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Said Lot No. 7 fronts 150 feet on the East side of Esteswood Lane and runs back between parallel lines 275 feet to a dead line.

Being the same property conveyed to Brian Shelton, Trustee of the 4310 Esteswood Drive Trust dated February 14th, 2022, by Warranty Deed from Stone Oak Builders LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220302-0023748, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 2, 2022

This Conveyance is subject to the matters set forth below

Taxes for the year 2023 and thereafter, not yet due and payable, which have been prorated and assumed by Grantees By acceptance of the delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become due and payable and to indemnify and hold harmless Grantor from liability and loss therefrom

Matters shown on the plat of Esteswood Estates, a Re-subdivision of part of Esteswood, as recorded in Plat Book 1835, Page 101, Register's Office for Davidson County, Tennessee

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 393, Register's Office of Davidson County, Tennessee

This is improved property located at 4310 Esteswood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors 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 as provided above. Grantor further covenants and binds himself, his successors, and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 2nd day of June, 2023

4310 Esteswood Drive Trust dated February 14th, 2022

BY: Brian S. Shelton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian S Shelton, Trustee of the 4310 Esteswood Drive Trust dated February 14th, 2022, 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 2nd day of June, 2023

Notary Public
My Commission Expires: 11/2/26

BRETT CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY