THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544528**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2023. Notary Public My Commission Expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Karen Johnson Davidson County
Batch# 1015998 DEEDWARR
06/16/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $4,717.50
20230616-0046084

WARRANTY DEED

Address New Owner: Anne Wright Olive and Aaron Zeth Olive 6605 Highway 100 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-12-0D-001.00 CO

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, **Michael John Herring and Kyrie York Herring, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anne Wright Olive and Aaron Zeth Olive, wife and husband**, ("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 Unit No. "A" on the plan of Highway 100 III Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Highway 100 III Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20061222-0158546, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL JOHN HERRING AND KYRIE YORK HERRING, HUSBAND AND WIFE, by deed from BROOKE FAYE KEPLEY, CORRECTLY KNOWN AS BROOKE FEYE KEPLEY, MARRIED, of record in Instrument No. 20210603-0074802 , dated June 2, 2021 , 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. 129-12-0D-001.00 CO.

Matters shown on the Plan of record in Plat Book 2663, page 103, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20061222-0158546, said Register's Office.

This is improved property located at 6605 Highway 100 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 June, 2023.

Michael John Herring

Kyrie York Herring

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael John Herring and Kyrie York Herring, 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 June, 2023.

Notary Public

My Commission Expires: 5/9/26

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

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 June 15, 2023.

Signature
Date: June 15, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of June, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025