THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230544707**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $721,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2023. Notary Public My Commission Expires: 8/3/26

Karen Johnson Davidson County
Batch# 1018700 DEEDWARR
06/26/2023 08:12:30 AM 2 pgs
Fees: $13.00 Taxes: $2,667.70
20230626-0048106

ANDREW H. MALONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Caldwell Labry and Lynn Hodurski Labry 1220 Shiloh Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 102-14-0-076.00

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, **Emmett E. Forte and Margaret C. Forte, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Caldwell Labry and Lynn Hodurski Labry, 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:

Land in Davidson County, Tennessee, being Lot 112 , PLAN OF CREST MEADE, SECTION II, as shown on plat of record in Plat Book 2331, Pages 151-152, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to EMMETT E. FORTE AND WIFE, MARGARET C. FORTE, by deed from CHRIS P. MARCHETTI AND WIFE, GINA M. MARCHETTI, of record in Instrument No. 20000821-0082091 , dated August 18, 2000 , 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. 102-14-0-076.00.

Matters shown on the Plan of record in Plat Book 2331, pages 151 and 152, said Register's Office. Restrictive Covenants contained in instrument of record in Book 2602, page 129, said Register's Office.

This is improved property located at 1220 Shiloh Drive 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 22nd day of June, 2023.

Emmett E. Forte

Margaret C. Forte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emmett E. Forte and Margaret C. Forte, 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~~ 22nd day of June, 2023.

Notary Public

My Commission Expires: 05-09-2026

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

I, Andy Maloney, 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 6/22/2023 (date of document).

Affiant Signature

Date 6/22/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 22 day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY