THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645069** Karen Johnson Davidson County Batch# 1022224 DEEDWARR 07/03/2023 10:56:50 AM 2 pgs Fees: $13.00 Taxes: $7,400.00 20230703-0050677	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Michelin G. Uchrin Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-08-2026

WARRANTY DEED

Address New Owner: The Michael J. Uchrin and Michelin G. Uchrin Revocable Trust 617 Royal Oaks Place Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 03 0 061.00

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, **Shane Tallant and Ashlee Autumn House, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Michael J. Uchrin and Michelin G. Uchrin Revocable Trust, dated** June 13th, 2005 ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 3 on the Map of Resubdivision of Royal Oaks, Section "A" of record in Book 1424, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 100.13 feet on the Westerly side of Royal Oaks Place and runs back 223.5 feet on the Northerly line and 225 feet on the Southerly line, to a dead line, measuring 100 feet Theron.

Being the same property conveyed to Shane Tallant and Ashlee Autumn House, Husband and Wife, by Quitclaim Deed from Shane Tallant and Ashlee Autumn House who acquired title as Ashlee Autumn Tallant, Husband and Wife, of record in Instrument No. 20200813-0090794, in the Register's Office of Davidson County, Tennessee, dated August 07, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Shane Tallant and Ashlee Autumn Tallant, husband and wife, by Warranty Deed from Jeff Wilson, unmarried, of record in Instrument No. 20150417-0034487, in the Register's Office of Davidson County, Tennessee, dated April 15, 2015 and recorded on April 17, 2015.

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.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2023 and thereafter, for tax parcel identification number 130 03 0 061.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Royal Oaks, Section "A", as recorded in Plat Book 1424, Page(s) 55.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1851, Page 381 and Book 1906, Page 373.

Easement for Sanitary Sewer, recorded in Book 5787, Page 308; Book 5787, Page 312 and Book 5787, Page 320.

Water Rights Agreement as set forth in instrument recorded in Book 924, Page 24.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 617 Royal Oaks Place 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 30th day of June, 2023.

Shane Tallant

Ashlee Autumn House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane Tallant and Ashlee Autumn House, 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 30th day of June, 2023.

Notary Public

My Commission Expires: _____

