Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1024753 DEEDWARR
07/11/2023 10 23 58 AM 3 pgs
Fees $18 00 Taxes $9,065 00

20230711-0052932

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37720-06-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,450,000.00. Affiant Subscribed and sworn to before me this 10th day of July, 2023. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas J Harper, Jr. 1929 Greenwood Avenue Nashville, TN 37206	NEW OWNER	Map and Parcel No.: 08302026100 083 02 0 261.00

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, Spencer Smith III and Alice Smith, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Thomas J. Harper, Jr., unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1929 Greenwood Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of July, 2023

GRANTORS:

Spencer Smith III

Alice Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer Smith III and Alice Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2023.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Minor 1929 Greenwood Avenue, of record in Plat at Instrument No. 20171117-0118043, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer Smith, III and Alice Smith, husband and wife, by Warranty Deed from David E. Rogers and Linda P. Rogers, husband and wife, of record in Instrument No. 20210415-0050274, in the Register's Office of Davidson County, Tennessee, dated April 12, 2021 and recorded on April 15, 2021.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Minor 1929 Greenwood Avenue, as recorded in Instrument No. 20171117-0118043.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brownsville, as recorded in Book 21, Page 9.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 766, Page 757.
5. Easement recorded in Book 1129, Page 135.