BOX 10-A

RETUR...
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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

CRT File No. 230645032

Karen Johnson Davidson County
Batch# 1028026 **DEEDWARR**
07/19/2023 10 58 47 AM 2 pgs
Fees $13 00 Taxes $10,637 50

20230719-0055501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,875,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2023

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-2-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joel Albert Fulmer and Hayden Fulmer 614 Westview Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 052.00

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, **Linda J. Burch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel Albert Fulmer and Hayden Fulmer, husband and wife**, ("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, in the City of Belle Meade, being Lot No. 1 on the Plan of the Reynolds-Parrish Subdivision, of record in Book 8250, Page 192 (a resubdivision of parts of Lots 1 and 3 and an unnamed street lying North thereof, in Block 12, on the Map of a resubdivision of part of Royal Oaks Subdivision, as of record in Book 974, Page 4), Register's Office for said County, described according to said Plan, and with reference to the prior deed, as follows:

Beginning at a fire hydrant in the Easterly right of way of Westview Avenue at the Northwesterly corner of the property being described and the Southwesterly corner of Douglas M. Rice, et ux, (Book 8570, Page 359); thence S. 76 degrees 22' 28" E. 208.97 feet (prior deed 203.6) to an iron pin; thence S. 04 degrees 41' 58" W., 44.80 feet (prior deed 45) to an iron pin; thence S. 57 degrees 11' 37" E. 12.64 feet to an iron pin; thence S. 26 degrees 14' 37" E. 144.43 feet to an iron pin; thence S. 40 degrees 45' 59" W., 36.18 feet to an iron pin; thence N. 69 degrees 34' 00" W., 281.37 feet (prior deed 278.00) to an iron pin in the Easterly right-of-way of Westview Avenue; thence continuing with said right-of-way N. 04 degrees 28' 01" E., 160.0 feet to the beginning.

Being the same property conveyed to John R. Burch and Spouse, Linda J. Burch, by Warranty Deed from Glen A. Bodzy and spouse, Linda L. Bodzy, of record in Book 11576, Page 60, in the Register's Office of Davidson County, Tennessee, dated June 23, 1999 and recorded on July 16, 1999.

John R. Burch having since passed on November 9, 2021.

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 0 052.00, 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 Reynolds-Parrish Subdivision, as recorded in Plat Book 8250, Page(s) 192.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision Parts Royal Oaks, as recorded in Plat Book 974, Page 4.

Easement for Sanitary Sewer, recorded in Book 5787, Page 456.

Easement recorded in Book 613, Page 404 and 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 614 Westview Avenue 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 17th day of July, 2023.

Linda J. Burch

Linda J. Burch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda J. Burch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office, this~~ 17th day of July, 2023.

Notary Public

My Commission Expires: _____

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