THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745258** Karen Johnson Davidson County Batch# 1029471 DEEDWARR 07/21/2023 02:15:30 PM 3 pgs Fees: $18.00 Taxes: $14,245.00 20230721-0056454	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,850,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2023. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Brian F. Leith 910 Cadillac Ave Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0 081.00

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, **Charles A. Kitchen and Shelton P. Kitchen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian F. Leith and Katherine Leith, husband and wife**, ("Grantees"), their 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 No. 35 on the Plan of Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 and 44 in Oak Hill Subdivision No. 1, of record in Plat Book 547, Page 52, 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 Charles A. Kitchen and Shelton P. Kitchen, husband and wife, by Warranty Deed from Ryan Anthony Miller and Jami A. Miller, husband and wife, of record in Instrument No. 20190814-0081031, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 14, 2019.

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.

Taxes and assessments for the year 2023 and subsequent years, 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 Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 and 44 in Oak Hill Subdivision No. 1, as recorded in Plat Book 547, Page(s) 52.

This is improved property located at 910 Cadillac Ave Nashville TN 37204

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 21st day of July, 2023.

Charles A. Kitchen

Shelton P. Kitchen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Kitchen and Shelton P. Kitchen, 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 21st day of July, 2023.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 21 2023.

Affiant Signature

Date: 7/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 21, 2023.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM