WARRANTY DEED

Karen Johnson Davidson County
Batch# 1032224 **DEEDWARR**
07/28/2023 03 17 14 PM 2 pgs
Fees $13 00 Taxes $14,430 00

20230728-0058499

LR-CHES-23-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,900,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 5/3/27

(AFFIX SEAL)

MARK N. HONEYCUTT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ryan Vojtesak	SAME AS ADDRESS	
(NAME) **1505 Harding Place**	(NAME)	**131-10-0-037.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT SALZMAN, TRUSTEE OF THE NOHO HOUSE LAND TRUST DTD JULY 19, 2023,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 116 on the Plan of Section Two, Seven Hills of record in Plat Book 2663, Page 40, in the Register's Office for Davidson County,

Said Lot No 116 fronts 140 feet on the South line of Harding Place and runs back 270 94 feet on the East line and 310 feet on the West line, to a broken line in the rear on which it measures 151 30 feet

Being the same property conveyed to Chesnut Infill, GP, a Tennessee General Partnership by Warranty deed from Claire Lewis and Darrell Vesterfelt, both unmarried of record in Instrument No 20210701-0089488 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 1, 2021

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 40, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2735, Page 169, in the Register's Office for Davidson County, Tennessee
- Easement to Piedmont Natural Gas Company, Inc of record in Instrument Number 20170731-0077163, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1505 Harding Place, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 28th DAY OF JULY, 2023

Chesnut Infill, GP

BY _____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, signing for CHESNUT INFILL, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 28th of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212