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

CRT File No. 230645079

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,155,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 1032622 DEEDWARR
07/31/2023 11:06:20 AM 2 pgs
Fees: $13.00 Taxes: $11,673.50
20230731-0058787

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

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward B. LeMaster, III. and Keely M. LeMaster 120 Taggart Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 05 0 078.00

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, **Jonathan Nick and Alpa Nick, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward B. LeMaster, III. and Keely M. LeMaster, 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, being Lot No. 9, Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K of record in Plat Book 1130, Page 72, 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 Jonathan Nick and Alpa Nick, husband and wife, by Warranty Deed from John Bennet Waters, Jr. and Jane Pope Waters, husband and wife, of record in Instrument No. 20160222-0016519, in the Register's Office of Davidson County, Tennessee, dated February 12, 2016 and recorded on February 22, 2016.

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.

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 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as recorded in Plat Book 1130, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1300, Page 397, Book 1303, Page 693 and Book 1361, Page 210.

This is improved property located at 120 Taggart 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 28th day of July, 2023.

Jonathan Nick

Alpa Nick by JM Attorney in Fact

Alpa Nick
By: Jonathan Nick, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Nick with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alpa Nick and that he is authorized by Alpa Nick to execute this instrument on their behalf.

WITNESS my hand, at office, this 28th 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