| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230745375**<br><br>Karen Johnson Davidson County<br>Batch# 1034339 **DEEDWARR**<br>08/03/2023 12 30 19 PM 2 pgs<br>Fees $13 00 Taxes $2,830 50<br>20230803-0060102 | Prepared by:<br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>Record and Return To<br>Chapman and Rosenthal Title, I<br>10 Burton Hills Blvd , Suite 1<br>Nashville, TN 37215<br>The actual consideration or value, whichever is greater, for this transfer is $765,000 00.<br>Affiant<br>Subscribed and sworn to before me, this 1st day of August, 2023<br>Notary Public<br>My Commission Expires. |

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

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner.<br>Anthony J. Venti Jr and Margaret A Venti Trust of 2002<br>1601 Observatory Drive North<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information.<br>Tax Parcel ID No<br>117-16-0-016 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, **RER Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony J. Venti Jr. and Margaret A. Venti Trust of 2002**, ("Grantee"), 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(s) 12, as shown on the map entitled Resubdivision of Lot 12, 58, 67 of Green Hills Subd Sect. I, of record in Plat Book 5210, page 368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JOHN P DONAHUE AND SPOUSE, BEVERLY J DONAHUE, of record in Instrument No. 20160404-0031575, dated April 1, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-016.00.

Matters shown on the Plan of record in Plat Book 5210, page 368, said Register's Office.

This is improved property located at 1601 Observatory Drive North Nashville TN 37215

**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 1st day of August, 2023

RER Partnership

By: Steve Church, Authorized Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Steve Church with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Partner of RER Partnership, a Tennessee general partnership the within named bargainor, and that he as such Authorized Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Authorized Partner

Witness my hand, at office, this 1st day of August, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 05-09-2026