THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745203** Karen Johnson Davidson County Batch# 1038852 **DEEDWARR** 08/16/2023 10 12 20 AM 2 pgs Fees $13 00 Taxes $1,165 50 20230816-0063792	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: Ezekiel D. Pirtle and Amber R. Watson 609B 49th Avenue N Nashville, TN 37209	Send Tax Bills To. New Owner	Tax Information: Tax Parcel ID No 156 00 0 014.04

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, **Grace Rutledge Thompson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ezekiel D. Pirtle and Amber R. Watson, 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 the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, being Lot Number 11 of Section 2 on the Plan of Harpeth Heights, not of record, and an unnumbered tract immediately in the rear of same, described together according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1963, as follows:

Beginning on the Northwesterly margin of Highway 100 at the Southwest corner of the property conveyed to James H. Cates and wife, by deed from E. U. Buchi and wife, of record in Book 3612, page 29, in the Register's Office for said county; thence with the Southwesterly line of said Cates' property North 36° West 829.4 feet to the center of Harpeth River; thence with the center of said River South 45° 30' West 151.5 feet; thence South 36° East 808 3 feet to the Northwesterly margin of Highway 100; thence with said Highway North 53° 30' East 150 feet to the beginning, containing 2.82 acres, more or less.

Being a part of the same property conveyed to Grace Rutledge Thompson, by Quit Claim Deed from David Harold Thompson, of record in Book 8191, Page 679, in the Register's Office of Davidson County, Tennessee, dated September 04, 1990 and recorded on September 07, 1990.

Being the same property conveyed to David Harold Thompson and wife, Grace R. Thompson, by Warranty Deed from Alvin W. Terrell and Son, Inc., a Tennessee corporation, of record in Book 3878, Page 430, in the Register's Office of Davidson County, Tennessee, dated March 30, 1965 and recorded on April 09, 1965.

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 for the year 2023 and thereafter, 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.

Easement for Public Utilities, recorded in Book 11744, Page 711.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3762, Page 123.

Title to that portion of the land lying below the ordinary low water mark of Harpeth River

Easement for the flow of the waters of Harpeth River, and the rights of the public therein

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Harpeth River.

This is improved property located at 0 US 100 Nashville TN 37221

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 15th day of August, 2023

Grace Rutledge Thompson

Grace Rutledge Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grace Rutledge Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2023.

Notary Public
My Commission Expires. _____

