THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745384**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires: 10.20.24

Karen Johnson Davidson County
Batch# 1041180 DEEDWARR
08/22/2023 12:43:30 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20230822-0065568

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary H. Olshan 8444 Beautiful Valley Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0A 315.00

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, **Ryan Martin Finnegan and Christine Finnegan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary H. Olshan**, ("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 15, Plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's way, as shown on plat of record in Instrument No. 20031210-0177241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Martin Finnegan and Christine R. Portier, as joint tenants with the right of survivorship, by Warranty Deed from Randall G. Zupa and Wendy S. Zupa, of record in Instrument No. 20120604-0048438, in the Register's Office of Davidson County, Tennessee, dated May 29, 2012 and recorded on June 04, 2012. Christine R. Portier is n/k/a Christine Finnegan.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Master Plat of Boone Farm at Biltmore, as recorded in Plat Book 6900, Page(s) 470.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boone Trace Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, as recorded in Plat Instrument No. 20031210-0177241.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312 and rerecorded in Book 9735, Page 931 and amendment recorded in Book 10032, Page 813 and supplemental recorded in Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126- 0008529, Instrument No. 20001211-0121618.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902 and supplemental recorded in Instrument No. 20011119-0126832.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of Biltmore Development Proposed Boone Farm at Biltmore recorded in Book 7265, Page 657.

Easement for Public Utilities, recorded in Instrument No. 20040406-0038745.

Easement recorded in Book 8992, Page 62 and Book 9665, Page 420.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20001120- 0114598 and Instrument No. 20021217-0155375.

This is improved property located at 8444 Beautiful Valley Drive 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.

Ryan Martin Finnegan

Christine Finnegan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Martin Finnegan and Christine Finnegan, 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: _____

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

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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 August 15, 2023

8/15/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of August, 2023

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024