THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1047635 DEEDWARR
09/08/2023 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20230908-0070559

ADDRESS NEW OWNER
925 Overton Lea LLC
c/o Novo Design Build
55 Music Sq., E.
Ste. A
Nashville, TN 37203

SEND TAX BILLS TO
new owner

MAP/PARCEL
146-05-0-009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HARMONISCH HAUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **925 OVERTON LEA LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7, of Block "C", as shown on the map entitled Map of Bridle Path Estates, of record in Book 974, page 79, 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 HARMONISCH HAUS, LLC, by deed from AUDREY SUSAN WILSON AND MARTHA LEE HAILEY, CO-TRUSTEES OF THE AUDREY H. WILSON LIVING TRUST, of record as Instrument No. 20170306-0022044, dated March 2, 2017, said Register's Office.

Being improved property known as: 925 Overton Lea Rd., Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

I

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 8th day of September, 2023.

HARMONISCH HAUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WILLIAM PRESTON ALDERSON
ITS: MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM PRESTON ALDERSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MANAGER OF HARMONISCH HAUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such MANAGER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 8th day of September, 2023.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,500,000.00.**

Sworn to and subscribed before me this 8th day September, 2023.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/8/23 (date of document).

Affiant Signature

9/8/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of September, 2023

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

