PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1051237 DEEDWARR
09/18/2023 02:10:39 PM 2 pgs
Fees: $13.00 Taxes: $7,307.50
20230918-0073164

Ivey Title, LLC Ref: (DW) Title No.: 63262
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric C. Newell Sara K. Cohan 5744 Laura Hill Rd Nashville, TN 37215	CapStar Bank, ISAOA/ATIMA 2002 Richard Jones Rd., Ste A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14500000101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,975,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew B. Sacks and Diane E. Sacks, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric C. Newell and Sara K. Cohan, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Subdivision of Land of Clarence T. Compton of record in Book 3500, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew B. Sacks and Diane E. Sacks, husband and wife, by Warranty Deed from Joel A. Pepper and Reba J. Pepper, dated January 4, 2019 and recorded on January 7, 2019, of record in Instrument No. 20190107-0001432, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Book 3500, page 103, said Register's Office, shows an owner's certificate, minimum building setback lines and easements, including a 40 foot wide private roadway, 20 feet of which is situated upon the subject property along its southerly margin, to which plan reference is hereby made for a more complete description.

This is improved property, known as 5744 Laura Hill Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2023.

Andrew B. Sacks

Diane E. Sacks

State of Tennessee

County of Davidson

On this 15th day of September, 2023, before me the undersigned authority, personally appeared Andrew B. Sacks and Diane E. Sacks, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2023.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024