THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845548**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,540,000 00. Affiant Subscribed and sworn to before me, this 28th day of September, 2023 Notary Public My Commission Ex[

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

Karen Johnson Davidson County
Batch# 1055519 DEEDWARR
09/29/2023 10:41 06 AM 2 pgs
Fees $13.00 Taxes $5,698.00

20230929-0076563

WARRANTY DEED

Address New Owner: Gernert Community Property Trust 107 Savoy Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 14 0G 136.00

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, **Cauley Harris Haston and spouse, Carlene M. Lebous,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Thomas Gernert, Jr. and Anne McCubbin Gernert, Co-Trustees of the Gernert Community Property Trust**, ("Grantees"), 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 No. 25 on the Plan of Whitworth Phase 02, of record in Plat Book 7900, page 470 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cauley Harris Haston and spouse Carlene M. Lebous, by Warranty Deed from Susan E. Oldham, married, of record in Instrument No. 20060714-0084831, in the Register's Office of Davidson County, Tennessee, dated July 12, 2006 and recorded on July 14, 2006.

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 Whitworth Phase 2, as recorded in Plat Book 7900, Page(s) 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305; as amended and Supplemented in Book 8282, Page 45; Book 8830, Page 249; Book 9778, Page 27; as amended in Book 9144, Page 153; Instrument No. 20100615-0046543; Instrument No. 20170720-0073719; as amendment to Bylaws recorded in Instrument No. 20020812-0097386.

This is improved property located at 107 Savoy Circle Nashville TN 37205

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 28th day of September, 2023

Cauley Harris Haston

Cauley Harris Haston

Carlene M. Lebous by Cauley Harris Haston as attorney-in-fact

Carlene M. Lebous by Cauley Harris Haston as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cauley Harris Haston, 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 27th day of September, 2023

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cauley Harris Haston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Carlene M. Lebous and that he is authorized by Carlene M. Lebous to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of September, 2023

Notary Public
My Commission Expires _____

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