WARRANTY DEED

Karen Johnson Davidson County
Batch# 1074291 DEEDWARR
11/21/2023 01:37:14 PM 2 pgs
Fees: $13.00 Taxes: $17,760.00

20231121-0090675

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$4,800,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2023.

Notary Public

My commission expires:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gustavus Puryear IV	New Owner	**Map 116-07-0 Parcel 132.00**
34 Lynnwood Lane		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John K. Aron and Carey C. Aron, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gustavus Puryear IV

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Subdivision Plat of Resubdivision of 300 Lynnwood Boulevard, Lynnwood Land Company, as of record in Instrument No. 20051101-0131971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John K. Aron and Carey C. Aron, husband and wife, by Warranty Deed dated February 15, 2011, from Gerald E. Sheridan and spouse, Catherine R. Sheridan, of record in Instrument No. 20110218-0014057, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Instrument No. 20051101-0131971, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Easement Agreement of record in Instrument No. 20060717-0085467, Register's Office for Davidson County, Tennessee; 3) Explanation of Permanent Stormwater Management Facilities Maintenance Agreement, of record in Instrument No. 20140108-0002187, said Register's Office; 4) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **34 Lynnwood Lane, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **20th** day of **November, 2023.**

John K. Aron

Carey C. Aron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John K. Aron and Carey C. Aron,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **20th** day of **November, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24