THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146228**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00 Affiant Subscribed and sworn to before me, this 30th day of November, 2023. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 1078037 **DEEDWARR**
12/04/2023 02:14:57 PM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20231204-0093424

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Roland Burch, III and Tracy Burch 221 Mockingbird Road Nashville TN 37205	New Owner	Tax Parcel ID No. 103-12-0-153.00

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, **Bradley Olan Harris and Stephanie Gilkey Harris, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Roland Burch, III and Tracy Burch, husband and wife**, ("Grantees"), their 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 the Southerly 30 feet front and 56 feet rear of Lot No. 13 and the Northerly 45 feet front and 72 feet rear of Lot No. 12 of Block "C" on the Plan of Cherokee Park, as of record in Plat Book 547, pages 169 and 170, and amended in Instrument No. 20071015-0121918, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to BRADLEY OLAN HARRIS AND STEPHANIE GILKEY HARRIS, HUSBAND AND WIFE, by deed from SUZY N. LIFF, TRUSTEE OF THE SUZY N. LIFF TRUST U/A/D AUGUST 25, 2001 AND JONATHAN LEHMAN, TRUSTEE OF THE JONATHAN LEHMAN TRUST U/A/D SEPTEMBER 20, 2012, AS TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20151123-0118549 , dated November 20, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-12-0-153.00.

Matters shown on the Plan of record in Plat Book 547, pages 169 and 170, amended in Instrument No. 20071015-0121918, said Register's Office.

This is improved property located at 221 Mockingbird Road 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 30th day of November, 2023.

Bradley Olan Harris by Sabrina Schulhauser attorney in fact
Bradley Olan Harris by Sabrina Schulhauser,
his Attorney-in-Fact

Stephanie Gilkey Harris by Sabrina Schulhauser attorney in fact
Stephanie Gilkey Harris by Sabrina Schulhauser,
her 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, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bradley Olan Harris and Stephanie Gilkey Harris and that she is authorized by Bradley Olan Harris and Stephanie Gilkey Harris to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of November, 2023.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____