Karen Johnson Davidson County
Batch# 1081441 DEEDWARR
12/13/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20231213-0095987

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146301

DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC

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 11th day of December, 2023.

Notary Public
My Commission Expires: 11-2-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Howard and Caroline Howard 3600 Woodmont Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 117 05 0 069.00

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, **Stephen T. Jennings and Jessica Jennings, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Howard and Caroline Howard, husband and wife**, ("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. 11 on the Plan of Henry Sperry Subdivision, of record in Plat Book 974, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen T. Jennings and Jessica Jennings, husband and wife, by Warranty Deed from University School of Nashville, of record in Instrument No. 20221110-0120624, in the Register's Office of Davidson County, Tennessee, dated October 31, 2022 and recorded on November 10, 2022.

Being the same property conveyed to University School of Nashville, by Quitclaim Deed from Arthur H. Buhl, III and wife, Iris W. Buhl, of record in Instrument No. 19991215-0303449, in the Register's Office of Davidson County, Tennessee, dated December 15, 1999 and recorded on December 15, 1999.

Being the same property conveyed to Arthur H. Buhl, III, and wife, Iris W. Buhl, by Warranty Deed from Marilyn Stern and Sonia Makleff, of record in Book 4411, Page 611, in the Register's Office of Davidson County, Tennessee, dated April 15, 1970 and recorded on April 17, 1970.

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.

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 Henry Sperry Subdivision, as recorded in Plat Book 974, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1021, Page 652.

This is improved property located at 3600 Woodmont Boulevard Nashville TN 37215

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 11th day of December, 2023.

Stephen T. Jennings

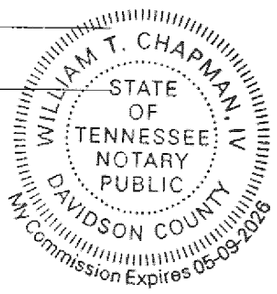
Jessica Jennings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Jennings and Jessica Jennings, 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 11th day of December, 2023.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/11/2023 (date of document).

Affiant Signature

12/11/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

