THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945905**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,377,500.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2024. Notary Public My Commission Expires: _____

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

WARRANTY DEED

Address New Owner: Stephen Schwartz 113 Bellevue Drive South Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-14-0-026.00

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, **Vintage South, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Schwartz, unmarried**, ("Grantee"), his 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 described as follows:Being Lot No. 23 on the Consolidation Plat, Lot 23 on the Map of Bransford Realty Company and Johnson Bransford Subdivision of Part of a 40 Acre Tract and All of Lot No. 27 and Part of Lot No. 28 in Deer Park Subdivision of Belle Meade of record in Instrument Number, 20141120-0107173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DANIEL TALBERT AND JILL TALBERT, of record in Instrument No. 20200917-0106570, dated September 15, 2020, 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. 116-14-0-026.00.

Matters shown on the Plan of record in Instrument No. 20141120-0107173, said Register's Office.

This is improved property located at 113 Bellevue Drive South 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.

Karen Johnson Davidson County
Batch # 1097732 DEEDWARR
02/05/2024 10:21:23 AM 2 pgs
Fees: $13.00 Taxes: $16,196.75
20240205-0007809

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2024.

Vintage South, LLC, a Tennessee Limited Liability Company

_____

By: Nathan Lyons, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Nathan Lyons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Vintage South, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 1st day of February, 2024.

_____

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____