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

CRT File No. 240146698

Karen Johnson Davidson County
Batch # 1101321 DEEDWARR
02/15/2024 08:29:03 AM 2 pgs
Fees: $13.00 Taxes: $10,175.00
20240215-0010437

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of February, 2024.

Notary Public
My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. McDonnell and Sarah O. McDonnell 309 Jocelyn Hollow Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 115 14 0 055.00

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, **Safe Harbor Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. McDonnell and Sarah O. McDonnell, 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. 203 on the Plan of West Meade Farms Inc., Section J, as of record in Book 1835, Page 125, Register's Office, Davidson County, Tennessee.

Said Lot 203 fronts 121 feet on the Northwesterly side of Jocelyn Hollow Circle & runs back 365.5 feet on the Northeasterly line and 392 feet on the Southwesterly line, which is a broken line, to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Safe Harbor Construction, LLC, a Tennessee limited liability company, by Special Warranty Deed from Susan Lockie Willis, Cathey Lou Willis Pilkinton and Donald Charles Willis, of record in Instrument No. 20221122-0123515, in the Register's Office of Davidson County, Tennessee, dated November 18, 2022 and recorded on November 22, 2022.

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 2024 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 West Meade Farms Inc., Section J, as recorded in Plat Book 1835, Page(s) 125.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Morrow Meadows, as recorded in Plat Book 2083, Page(s) 103.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6255, Page 671.

This is improved property located at 309 Jocelyn Hollow 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 14th day of February, 2024.

Safe Harbor Construction, LLC

By: Koby DuMont, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Koby DuMont, 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 Member of Safe Harbor Construction, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 14th day of February, 2024.

Notary Public
My Commission Expires: _____

