THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347113**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2024. Notary Public My Commission Expires: 11-8-27

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

WARRANTY DEED

Address New Owner: Julia Cammack Truemper 3916 Wallace Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 16 0 137.00

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, **Patricia A. Griffith and Mark A. Griffith,wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Cammack Truemper, married**, ("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. 5 on the Plan of Billuray, Section I of record in Plat Book 2330, Page 33, in the Registerâ€™s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 100 feet on the Easterly side of Wallace Land and extends back 508.6 feet on the Northerly line and 518 feet on the Southerly line to a dead line, measuring 100.2 feet thereon.

Being the same property conveyed to Patricia A. Griffith and Mark A. Griffith, Wife and Husband, by Warranty Deed from Ethan Colclasure and Ashley Colclasure, Husband and Wife, of record in Instrument No. 20191202-0123136, in the Register's Office of Davidson County, Tennessee, dated November 20, 2019 and recorded on December 02, 2019.

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 Billuray, Section I, as recorded in Plat Book 2330, Page(s) 33.
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1318, Page 332 and Book 2346, Page 565.
Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3916 Wallace Lane 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.

Karen Johnson Davidson County
Batch # 1112958 DEEDWARR
03/20/2024 09:56:40 AM 2 pgs
Fees: $13.00 Taxes: $13,875.00
20240320-0019157

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 19th day of March, 2024.

Patricia A. Griffith by Sabrina Schulhauser, attorney-in fact
Patricia A. Griffith by Sabrina Schulhauser, Attorney-in Fact

Mark A. Griffith by Sabrina Schulhauser, attorney-in fact
Mark A. Griffith by Sabrina Schulhauser, 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 Patricia A. Griffith and Mark A. Griffith and that she is authorized by Patricia A. Griffith and Mark A. Griffith to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of March, 2024.

Notary Public

My Commission Expires: _____

