Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1114513 DEEDWARR 03/25/2024 10:03:28 AM 2 pgs Fees: $13.00 Taxes: $14,985.00 20240325-0020386	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,050,000.00. Affiant Subscribed and sworn to before me, this the 21st day of March, 2024. Notary Public My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Hilltop Land Trust	New owner	131-14-0-039.00
4640 Chalmers Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE HILLTOP LAND TRUST, DATED FEBRUARY 22, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Section One, Tynewood Estates, of record in Plat Book 2900, Page 88, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 207 fronts 213 feet on the Easterly side of Chalmers Drive and extends back 204.2 feet on the Northerly line and 202.1 feet on the Southerly line to a dead line, measuring 215 feet thereon.

Being the same property conveyed to CS Holdings 2, LLC, a Tennessee Limited Liability Company by Warranty Deed Deed from Jeanine Jolly Denney, a married woman, and Charles M. Jolly, Jr., a married man, the legal heirs of Jean Hagey Jolly, deceased of record in Instrument No. 20211208-0162944 Register's Office for Davidson County, Tennessee, dated December 06, 2021 and recorded on December 08, 2021.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from CS Holdings 2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220105-0002236 Register's Office for Davidson County, Tennessee, dated December 23, 2021 and recorded on January 05, 2022.

The address of the herein described property is believed to be 4640 Chalmers Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2024.

Colclasure Company, LLC, a Tennessee Limited Liability Company

By: _____
Ethan Colclasure, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ethan Colclasure, 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 of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2024.

_____
Notary Public

My Commission Expires: 3-3-25

