RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

CRT File No. 240247020

Karen Johnson Davidson County
Batch # 1115419 DEEDWARR
03/27/2024 10:27:44 AM 2 pgs
Fees: $13.00 Taxes: $12,302.50
20240327-0021250

STATE OR TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,325,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2024.

Notary Public
My Commission Expires: NOTARY PUBLIC Pamela B. Matheney My Commission Expires September 25, 2024 STATE OF TENNESSEE

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adam Forrest Sizemore and Nikki Hashemian Sizemore 720 Southmeade Parkway Nashville TN 37204	New Owner	Tax Parcel ID No. 132 07 0 024.00

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, **720 Southmeade, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Forrest Sizemore and Nikki Hashemian Sizemore, 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 lying in Davidson County, Tennessee and being more described as follows:

Being Lot No. 17 on the Plan of SOUTHMEADE as of record in Plat Book 1835, Pages 118 and 119, Register's Office of said County and being described as follows:

BEGINNING at a point on the Westerly margin of Prescott Road, at the common corner of Lot Nos. 17 and 18; thence with the line between said lots, Westerly 270 feet to a corner of Lot 16; thence with a line between said Lots 16 and 17, Southerly 214.1 feet to a point on the Northerly margin of Southmeade Parkway; thence with the margin of the same, Eastwardly, along a slight curve 146.3 feet to a point and continuing with the margin of same, Eastwardly 46.8 feet to the beginning of a curve; thence along said curve, Northeastwardly 30.4 feet to a point in the Easterly margin of Prescott Road; thence with the margin of said road, Northwardly 154 feet to the beginning.

Being the same property conveyed to 720 Southmeade, LLC, a Tennessee limited liability company, by Executor's Deed from Gary Clark Luton and Luther Lee Luton, III, Co-Executors of the Estate of Sadie Luton, of record in Instrument No. 20220623-0071578, in the Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 23, 2022.

Being the same property conveyed to Sadie Luton, a single woman, by Quitclaim Deed from Elise Luton, a widow, of record in Instrument No. 20191029-0110678, in the Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 29, 2019. The said Sadie Luton aka Elise Luton died, testate, on January 22, 2022, devising subject property to Gary Clark Luton and Luther Lee Luton, III. See Probate Case 22P277, Davidson County, Circuit Court.

Being the same property conveyed to Luther L. Luton, Jr., and wife, Elise Luton, by Warranty Deed from Jesse E. Martin and wife, Sara Martin, of record in Book 3186, Page 492, in the Register's Office for Davidson County, Tennessee, dated March 27, 1961 and

recorded on March 27, 1961. The said Luther Lee Luton, Jr., died on September 12, 2010, leaving Elise Luton as surviving tenant by the entirety.

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 Southmeade, as recorded in Plat Book 1835, Page(s) 118 & 119.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2044, Page 31, as amended in Book 2046, Page 541.

Notice of Completion recorded in Instrument No. 20240228-0013634.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 720 Southmeade Parkway Nashville TN 37204

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 25th day of March, 2024.

720 Southmeade, LLC.

By: _____
Nathan Lyons, 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 a Member (or other officer authorized to execute the instrument) of 720 Southmeade, 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 and official seal, at office in Nashville, Tennessee, this 25th day of March, 2024.

_____
Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026