Karen Johnson Davidson County
Batch# 1124285 DEEDWARR
04/18/2024 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20240418-0027611

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347219**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2024. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: S. Robert Levine Revocable 2009 Trust P.O. Box 5 New Durham, NH 03855	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 00 0 152.00

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, **Chris W. Hyndman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S. Robert Levine Revocable 2009 Trust, dated December 22, 2009**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 34th councilmanic district of Nashville, Davidson County, Tennessee, being Lot 2 on the Revised Blake Subdivision recorded in Instrument No. 20060607-0067539, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of Tyne Boulevard at the Northwest corner of Kimberly Estates, Section 2, recorded in Book 5190, Page 613, R.O.D.C.; thence along said Easterly right of way North 22 degrees 31' East, 12.01 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 88.14 feet; thence South 71 degrees 55' 47" East 10.0 feet; Thence along a curve to the left, having a radius of 1467.39 feet, a distance of 307.36 feet; thence North 83 degrees 55' 47" West 10 feet; Thence along a curve to the left having a radius of 1457.39 feet, a distance of 87.65 feet; thence leaving said right of way North 64 degrees 00' 17" East 172.55 feet; Thence South 85 degrees 47' 09" East 336.43 feet to an iron pin at the Northwest corner of Lot 3 on the Plan of Kimberly Estates, recorded in Book 5210, Page 170, R.O.D.C.; thence with said Lot 3, South 25 degrees 43' 23" West, 342.84 feet to an iron pin; Thence along the North line of said Kimberly Estates, Section 2, North 88 degrees 42' West, 494.01 feet to the Point of Beginning, and containing 5.27 acres, more or less.

Being the same property conveyed to Chris W. Hyndman, a Single Man, by Warranty Deed from Paul M. Zukowsky, Trustee of The Frederik Bennett Trust, of record in Instrument No. 20211006-0134172, in the Register's Office of Davidson County, Tennessee, dated September 28, 2021 and recorded on October 06, 2021.

Celine Hyndman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Revised Blake Subdivision, as recorded in Plat Book 6200, Page(s) 824 and Instrument No. 20060607-0067539.

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

This is improved property located at 1709 Tyne Boulevard 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.

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 15th day of April, 2024.

Chris W. Hyndman

Celine Hyndman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chris W. Hyndman and Celine Hyndman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **April 15, 2024** (date of document).

Affiant Signature

April 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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