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

CRT File No. 240347154

Karen Johnson Davidson County
Batch # 1128089 DEEDWARR
04/29/2024 11:07:15 AM 2 pgs
Fees: $13.00 Taxes: $9,971.50
20240429-0030931

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,695,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Captain Loveheart Trust 3310 West End Ave. Ste 400 Nashville, TN 37203	New Owner	Tax Parcel ID No. 144 07 0 002.00

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, **Jaime Rodrigo Llobet and Laura Bentley, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Captain Loveheart Trust, dated March 8, 2024**, ("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. 66 on the Plan of Section Three, Chickering Hills, as of record in Plat Book 2663, Page 17 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more completed description.

Being the same property conveyed to Jaime Rodrigo Llobet and Laura Bentley, as joint tenants with right of survivorship, by Warranty Deed from Lee Ann Golper, and husband Thomas A. Golper, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Lee Ann Golper, of record in Instrument No. 20170824-0086946, in the Register's Office of Davidson County, Tennessee, dated August 23, 2017, and recorded on August 24, 2017.

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 Chickering Hills Section Three, as recorded in Plat Book 2663, Page(s) 17.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2648, Page 523, Appointment of board of trustees to administer recorded in Book 5038, Page 436 and Book 5054, Page 64.

Pumping Charge Agreement as set forth in instrument recorded in Book 880, Page 119.

This is improved property located at 1150 Crater Hill Drive 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 26th day of April, 2024.

Jaime Rodrigo Llobet

Laura Bentley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jaime Rodrigo Llobet and Laura Bentley, 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 26th day of April, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026