Karen Johnson Davidson County
Batch# 1128926 DEEDWARR
04/30/2024 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20240430-0031302

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240447368** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of April, 2024.<br><br>Notary Public<br>My Commission Expires: 11-21-26 |

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>The 715 Greeley Trust<br>715 Greeley Drive<br>Nashville TN 37205 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>115 04 0 044.00 |

**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, **Vintage South LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The 715 Greeley Trust U/A/D April 22, 2024,** ("Grantee"), 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 Nos. 258 and 259 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, Pages 95 and 96, said Register's Office to which reference is hereby made for a more complete description.

Included in the above but expressly excluded therefrom is the following described property conveyed to Martha Haury Thompson of record in Quit Claim Deed of record in Book 10762, Page 284, said Register's Office.

Being the Southeasterly part of Lot No. 259 on the Map of Hillwood Estates, Section 10, of record in Plat Book 2331, Pages 95 and 96, said Register's Office.

Said part of Lot No. 259 fronts 170 feet on the Westerly side of Greeley Drive and runs back between lines 320 feet more or less on the Northwesterly line and 352.85 feet on the Southeasterly line to a dead line on which it measures 180 feet.

Being the same property conveyed to Vintage South LLC, by Warranty Deed from Silas S. Lunsford, Trustee of Ethel Lunsford Management Trust dated April 20, 2006, of record in Instrument No. 20220719-0082447, in the Register's Office of Davidson County, Tennessee, dated July 08, 2022 and recorded on July 19, 2022.

Being the same property conveyed to Frances S. Lunsford, Trustee of the Ethel Lunsford Management Trust, by Warranty Deed from Mary Coble Follin, an unmarried person, of record in Instrument No. 20060601-0064263, in the Register's Office of Davidson County, Tennessee, dated May 31, 2006 and recorded on June 01, 2006.

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 Hillwood Estates, Section 10, as recorded in Plat Book 2331, Page(s) 95 and 96.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2496, Page 67, as amended in Book 2590, Page 211.

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

This is improved property located at 715 Greeley Drive Nashville TN 37205

**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 Grantee, 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 29th day of April, 2024.

Vintage South LLC.

By: _____

Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent (or other officer authorized to execute the instrument) of Vintage South LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of April, 2024.

_____

Notary Public



# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 29, 2024.

J. Carlton Drumwright

April 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY