THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447455** Karen Johnson Davidson County Batch # 1129500 DEEDWARR 05/01/2024 10:44:04 AM 2 pgs Fees: $13.00 Taxes: $1,036.00 20240501-0031741	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Harding Academy Property Holdings, LLC 170 Windsor Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 01 0A 033.00

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, **Rogers Caldwell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harding Academy Property Holdings, LLC, a Tennessee Limited Liability Company**, ("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 Unit D-9, BUILDING "D", BELLE MEADE TERRACE CONDOMINIUMS, 116 Harding Place, as of record in Plat Book 5200, Page 325, Register's Office for Davidson County, Tennessee.

Being part of Lot No. 160 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, said Register's Office, and part of the Westerly part of Lot No. 3 on an unregistered plat of J. O. Leake's Belle Meade Tract, described according to a copy of survey made by Barge, Waggoner & Sumner, Engineers, dated July 17, 1963.

Being the same property conveyed to Rogers Caldwell, by Warranty Deed from Walton C. Akers, Successor Trustee under Agreement for Meredith Caldwell Children, of record in Instrument No. 20130206-0012233, in the Register's Office of Davidson County, Tennessee, dated February 05, 2013 and recorded on February 06, 2013.

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 Building "D", Belle Meade Terrace Condominiums, as recorded in Plat Book 5200, Page(s) 325.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Belle Meade Terrace Condominium of record in Book 5730, Page 27 and Restated in Book 6015, Page 94 and as amended in Instrument No. 20221007-0110545; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4846, Page 737.

Easement recorded in Book 11032, Page 431.

Rule Regarding Enforcement recorded in Instrument No. 20180425-0038960.

This is improved property located at 116 Harding Pike Unit D9 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 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 30th day of April, 2024.

Rogers Caldwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2024.

JONATHAN B HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____