BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547649** Karen Johnson Davidson County Batch # 1136226 **DEEDWARR** 05/17/2024 09:31:54 AM 2 pgs Fees: $13.00 Taxes: $5,272.50 20240517-0036689	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2024. Notary Public My Commission Expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-28-2025

WARRANTY DEED

Address New Owner: Donald Parker C/O Stonehenge Properties, LLC 2387 Decherd Blvd. Decherd, TN 37324	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 03 0 043.00

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, **Zachary Thomas Atkins and Emily Baird Atkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stonehenge Properties, 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 Lot No. 12 on the Plan of ROSELAWN ESTATES of record in Plat Book 2900, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Thomas Atkins and wife, Emily Baird Atkins, by Warranty Deed from Robert E. Hardison, Jr. and Patricia H. Hardison, husband and wife, of record in Instrument No. 20170717-0071627, in the Register's Office of Davidson County, Tennessee, dated July 14, 2017 and recorded on July 17, 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 ROSELAWN ESTATES, as recorded in Plat Book 2900, Page(s) 86.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3067, Page 362.

This is improved property located at 1209 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 ~~14th~~ 16th day of May, 2024.

Zachary Thomas Atkins

Emily Baird Atkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary Thomas Atkins and Emily Baird Atkins, 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 ~~14th~~ 16th day of May, 2024.

Notary Public
My Commission Expires: _____

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