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

CRT File No. 240547754

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of June, 2024.

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

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1147246
06/14/2024 09:40:30 AM
Fees: $13.00 Taxes: $7,585.00

Davidson County
DEEDWARR
2 pgs

20240614-0044625

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Sutherland 208 Wilsonia Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 103 14 0 078.00

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, **Stewart L. Lyman and Logan Q, Lyman, joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Sutherland, husband and Keely Spicher Sutherland, wife**, ("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 the Easterly 19 1/2 feet front and 10 feet rear of Lot No. 23 and all of Lot No. 24 of Block "E" on the Map of HILLWOOD ESTATES, BLOCKS "A" "B" "C" "D" & "E" as of record in Book 1835, pages 59 and 60, and amended in Instrument No. 20080123-0007194, Register's Office for Davidson County, Tennessee, described together as:

Beginning on the Northerly margin of Wilsonia Avenue, 19 1/2 feet West of the corner of Lot Nos. 23 & 24; thence Northward 196 feet, more or less, to the Southerly line of Lot No. 1, said point being 20 feet West of the corner of Lot Nos. 23 and 24; thence with the Southerly line of said Lot No. 1 Eastwardly 160 feet to the Westerly margin of an unnamed street; thence with the same, Southwardly 201.2 feet to the Northerly margin of Wilsonia Avenue; thence with same, Eastwardly 169 1/2 feet to the beginning.

Being the same property conveyed to Stewart L. Lyman and Logan Q. Lyman, joint tenants with right of survivorship, by Warranty Deed from Robert J. Chickey and wife, Rebecca Butler Chickey, of record in Instrument No. 20160603-0056144, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 03, 2016.

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, BLOCKS "A" "B" "C" "D" & "E", as recorded in Plat Book 1835, Page(s) 59 and 60, as amended in Instrument No. 20080123-0007194.
No coverage is provided as to the amount of acreage or square footage of the land.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 208 Wilsonia Avenue 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 12th day of June, 2024.

Stewart L. Lyman

Logan Q, Lyman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stewart L. Lyman and Logan Q, Lyman, 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 12th day of June, 2024.

Notary Public
My Commission Expires: _____

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