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

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

CRT File No. 240748402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024.

Notary Public
My Commission Expires

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2025

Karen Johnson
Batch # 1172497
08/21/2024 10:01:50 AM
Fees: $13.00 Taxes: $11,840.00

Davidson County
DEEDWARR
2 pgs

20240821-0064159

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Betty L. Kimbrell 403 Brookfield Avenue West Nashville TN 37205	New Owner	Tax Parcel ID No. 130-09-0-153.00

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, **Randall Dean Balhorn and Patricia Jayne Balhorn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Betty L. Kimbrell, unmarried**, ("Grantee"), her 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 part of Lot No. 4, of Block 3 on the Plan of The Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County, described as follows:

Beginning on the southerly margin of Brookfield Drive at the corner of Lots 3 and 4; thence, with the southerly margin of said Drive, westwardly 148 feet 5 inches to an iron pin; thence, South 14 degrees 30' West 236 feet, more or less, to an iron pin in the northerly line of the property conveyed to Edith B. Covert by deed from Robert G. Benson, Trustee, of record in Book 1153, Page 310, said Register's Office; thence, with said line, eastwardly 78 feet 5 inches to a stake at the common corner of Lots 3, 4 and 5; thence, with the line between Lots 3 and 4, northwardly 199 feet to the beginning.

Being the same property conveyed to RANDALL DEAN BALHORN AND PATRICIA JAYNE BALHORN, HUSBAND AND WIFE, by deed from JOHN ALDRINK BRUNGER AND PAMELA BRUNGER, HUSBAND AND WIFE, of record in Instrument No. 20211029-0145508 , dated October 28, 2021 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 130-09-0-153.00.

Matters shown on the Plan of record in Plat Book 547, page 180, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 723, page 95 and in Book 928, page 621, said Register's Office.

Inspection and Maintenance Agreement of record in Instrument No 20190408-0031606, said Register's Office.

Agreement as to Restrictions and Water Rights of record in Book 722, page 547, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 723, page 95, said Register's Office.

Easement(s) of record in Book 1255, page 580 and in Book 1644, page 373, said Register's Office.

This is improved property located at 403 Brookfield Avenue West 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 20th day of August, 2024.

Randall Dean Balhorn

Randall Dean Balhorn

Patricia Jayne Balhorn by Randall Dean Balhorn, her Attorney-in-Fact

Patricia Jayne Balhorn by Randall Dean Balhorn, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall Dean Balhonr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Patricia Jayne Balhorn and that she is authorized by Patricia Jayne Balhorn to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of August, 2024.

Notary Public

My Commission Expires: _____

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