THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848620**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$2,106,000.00~~. Affiant Subscribed and sworn to before me, this 20th day of September, 2024. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1184577 DEEDWARR
09/20/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $7,792.20
20240920-0073250

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas James Dantzker and Allie Mae Dantzker 4113 General Bate Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132 01 0N 002.00-CO

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, **George B. Tomlin, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas James Dantzker and Allie Mae Dantzker, a married couple, as tenants by the entirety, as to an undivided seventy-five percent (75%) interest, as tenants in common with Nicholas J. Dantzker, Trustee of the Nicholas Dantzker Irrevocable Trust - 2024 dated August 31, 2024, as to an undivided twenty-five percent (25%) interest** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4111 GENERAL BATE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4111 GENERAL BATE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20130401-0031682, as amended in Instrument No. 20141209-0112683, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to George B. Tomlin, III, unmarried, by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20141212-0113975, in the Register's Office of Davidson County, Tennessee, dated December 11, 2014 and recorded on December 12, 2014.

April Tomlin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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 Rolling Meadows, as recorded in Plat Book 1424, Page 99.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130401-0031682, as amended in Instrument No. 20141209-0112683.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130401-0031682, as amended in Instrument No. 20141209-0112683.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1628, Page 621 and Book 1713, Page 420.

This is improved property located at 4113 General Bate Drive Nashville TN 37204

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 September, 2024.

George B. Tomlin, III.

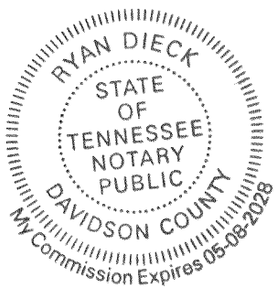
April Tomlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George B. Tomlin, III. and April Tomlin 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 20th day of September, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 this the 20 day of September, 2024.

Affiant Signature
Date 9/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

