THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948772**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Ken Williamson The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2024. Notary Public My Commission Expires: 3-28-26

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1185279 DEEDWARR
09/24/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20240924-0073921

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin O'Neill and Angela O'Neill 3002 Belmont Boulevard Nashville TN 37212	New Owner	Tax Parcel ID No. 117-08-0-317.00

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, **Earl Lee, LLC, a Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin O'Neill and Angela O'Neill, husband and wife**, ("Grantees"), theor 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(s) 163, as shown on the map entitled Resubdivision of Lots 162 & 163 of Victoria Place Subdivision, of record in Instrument No. 20150605-0052972, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EARL LEE, LLC, A LIMITED LIABILITY COMPANY, by deed from CREATIVE REL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230228-0014031, dated February 28, 2023, 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. 117-08-0-317.00.

Matters shown on the Plan of record in Instrument No. 20150605-0052972, said Register's Office.

Easement Agreement of record in Instrument No. 20231002-0077122, said Register's Office.

This is improved property located at 3002 Belmont Boulevard Nashville TN 37212

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 23rd day of September, 2024.

Earl Lee, LLC

By: Benjamin Earl Nance, Member

By: David Lee Haverkamp, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared David Haverkamp and Benjamin Nance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Earl Lee, LLC, a Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 23rd day of September, 2024.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Amanda Maynor, 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

September 23, 2024.

Date

Affiant Signature

September 24, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON