Karen Johnson Davidson County
Batch# 1196644 DEEDWARR
10/22/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20241022-0082143

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848591** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Otter Creek 10/24 Revocable Trust, dated October 16, 2024 2023 Otter Creek Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 11 0 010.00

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, **Michael G. Vrabel and Jennifer Lynn Vrabel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Otter Creek 10/24 Revocable Trust, dated October 16, 2024**, ("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. 401, on the plan of HILLSBORO PARK, SECTION V, as shown on plat of record in Plat Book 2663, Page 45, amended in Book 6659, Page 176, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael G. Vrabel and Jennifer Lynn Vrabel, husband and wife, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180228-0018884, in the Register's Office of Davidson County, Tennessee, dated February 23, 2018 and recorded on February 28, 2018.

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 HILLSBORO PARK, SECTION V, as recorded in Plat Book 2663, Page(s) 45 as amended in Book 6659, Page 176.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4169, Page 719; as addendum recorded in Book 4207, Page 397.

Easement recorded in Book 6659, Page 176.

This is improved property located at 2023 Otter Creek Road 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 18th day of October, 2024.

Michael G. Vrabel
by ____, Attorney-Fact
Michael G. Vrabel
By: William T. Chapman, IV, Attorney in Fact

Jennifer Lynn Vrabel
by ____ Attorney-Fact
Jennifer Lynn Vrabel
By: William T. Chapman, IV, 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, aforesaid, William T. Chapman, IV, Attorney in Fact for Michael G. Vrabel and Jennifer Lynn Vrabel, 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 18th day of October, 2024.

_____
Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2028

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/18/2024 (date of document).

Affiant Signature

10/18/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

