THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049014** Karen Johnson Davidson County Batch # 1202932 **DEEDWARR** 11/08/2024 09:55:19 AM 2 pgs Fees: $13.00 Taxes: $8,639.50 20241108-0087215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,335,000.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2024. Notary Public My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Joseph W. Doering, III. and Trisha M. Legois 622 Madison Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 13 0I 004.00

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, **David Lax and Alecia Lax, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W. Doering, III, an unmarried man and Trisha M. Legois, an unmarried woman, as tenants in common**("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 Unit 4 on the plan of 7TH AND MADISON, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 7TH AND MADISON, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument Number 20180302-0020097, as amended and restated in Instrument No. 20181120-0114406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Lax and Alecia Lax, husband and wife, by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221013-0112284, in the Register's Office of Davidson County, Tennessee, dated October 07, 2022 and recorded on October 13, 2022.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Mainland Germantown, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170914-0093946, in the Register's Office of Davidson County, Tennessee, dated September 12, 2017 and recorded on September 14, 2017.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Centerstone of Tennessee, Inc, a Tennessee non-profit corporation formerly known as Centerstone community Mental Health Centers, INC and Successor-in-interest by merger to Dede Wallace Center, of record in Instrument No. 20151020-0106755, in the Register's Office of Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a portion of the same property conveyed to Mainland Germantown, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Centerstone of Tennessee, Inc, a Tennessee non-profit corporation formerly known as Centerstone community Mental Health Centers, INC and Successor-in-interest by merger to Dede Wallace Center, of record in Instrument No. 20151020-0106754, in the Register's Office of Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

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 D. T. MCGAVOCK'S FIRST ADDITION, as recorded in Plat Book 10, Page 606.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180302-0020097 and as amended and Restated in Instrument No. 20181120-0114406.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9183, Page 130 and as supplemented in Book 11625, Page 280.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities And Systems recorded in Instrument Nos. 20170726-0075599; 20190107-0001584; 20200116-0005944.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20170914-0093947.

Easement for Tennessee Conservation, recorded in Book 6210, Page 39.

Easement for Public Right of Way, recorded in Instrument No. 20171220-0129367.

This is improved property located at 622 Madison Street Nashville TN 37208

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 6th day of November, 2024.

David Lax

Alecia Lax

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Lax and Alecia Lax, 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 6th day of November, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026