Prepared by:
Record and Return To:
Chapman & 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. 241049056

Karen Johnson Davidson County
Batch # 1208252 DEEDWARR
11/25/2024 11:27:28 AM 2 pgs
Fees: $13.00 Taxes: $2,969.21
20241125-0091936

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $802,489.77.

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University One University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 131-03-0-138.00

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, **Alfred N. Carman and Patricia A. Carman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lipscomb University**, ("Grantee"), 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 part of the T. F. Bonner Home Place on Belmont Boulevard as shown on the Plan of Green Hills Subdivision No. 2 as of record in Book 547, Page 139, Registers Office for said County, described as follows:

Beginning at a point on the Northerly margin of Shackleford Road, North 88 degrees East 200 feet from the Southwest corner of the 8.33 acre tract of land conveyed to T.F. Bonner by deed from Goodloe Cockrill and wife, of record in Book 549, Page 72, said Register's Office; thence North 88 degrees East, with the Northerly margin of Shackleford Road, 100 feet; thence Northerly and parallel with the Westerly side of Belmont Boulevard, 246 feet, thence Westerly and parallel with Shackleford Road, 100 feet, thence Southerly 246 feet to the beginning.

Being the same property conveyed to ALFRED N. CARMAN and wife, PATRICIA A. CARMAN by deed from HYBRID PHOENIX HOLDINGS, LLC, of record in Instrument No. 20140801-0068852, dated July 31, 2014, 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. 131-03-0-138.00.

Matters shown on the Plan of record in Plat Book 547, page 139, said Register's Office.

This is improved property located at 1602 Shackleford 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 22nd day of November, 2024.

Alfred N. Carman

Patricia A. Carman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alfred N. Carman and Patricia A. Carman, 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 22nd day of November, 2024.

SHIRLEY J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____