THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049120** Karen Johnson Davidson County Batch # 1211943 DEEDWARR 12/03/2024 10 36 56 AM 2 pgs Fees $13 00 Taxes $22,200 00 20241203-0093752	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $6,000,000 00 Affiant Subscribed and sworn to before me, this 2nd day of December, 2024 Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Scott Burns and Meredith Burns 800 Lynnwood Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No 130 07 0 151.00

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, **Bruce L. Bennett and Angela Bennett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott Burns and Meredith Burns, husband and wife**, ("Grantees"), their 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. 1, Final Plat of 2ND REVISION OF LOTS 1, 2 AND 7 BLOCK "A" THE PLAN OF TYNE MEADE, as shown on plat of record in Instrument No 20150526-0048246, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Bruce L Bennett, married, by Warranty Deed from Timothy W. Burrow, of record in Instrument No 20150202-0009400, in the Register's Office of Davidson County, Tennessee, dated January 29, 2015 and recorded on February 02, 2015.

Being part of the same property conveyed to Bruce L Bennett and wife, Angela Bennett, by Warranty Deed from Leslie Thomas Hart, Jr., Trustee of a certain Revocable Trust Agreement of Leslie Thomas Hart, Sr. and wife, Gladys K. Hart u/a/d March 30, 1994 and as amended May 21, 2007, of record in Instrument No 20130117-0005442, in the Register's Office of Davidson County, Tennessee, dated January 14, 2013 and recorded on January 17, 2013.

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

Taxes for the year 2025 and thereafter, not yet due and payable

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 2ND REVISION OF LOTS 1, 2 AND 7 BLOCK "A" THE PLAN OF TYNE MEADE, as recorded in Instrument No. 20150526-0048246

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 8, 9 and 10 Block "A" the Plan of Tyne Meade, as recorded in Instrument No. 20130110-0003226

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Block "A" Tyne Meade, as recorded in Plat Book 1130, Page 14

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180809-0078738.

Title to that portion of the land lying below the ordinary low water mark of Richland Creek.

Easement for the flow of the waters of Richland Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Richland Creek, free from diminution or pollution

This is improved property located at 800 Lynnwood Boulevard Nashville TN 37205

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 2nd day of December, 2024

Bruce L Bennett

Angela Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce L. Bennett and Angela Bennett, 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 2nd day of December, 2024.

Notary Public
My Commission Expires: _____

