Karen Johnson Davidson County
Batch# 1212469 DEEDWARR
12/04/2024 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $10,915.00
20241204-0094072

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149255

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,950,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024.

Notary Public
My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan Mason and William Downey 100 Taggart Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 129-08-0-108.00

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, **Andrew Hilry Dale and Paige Mulchrone Dale, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Morgan Mason and William Downey, wife and husband**, ("Grantees"), their 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) 1 , in Block G, as shown on the map entitled 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks E,F,G,H & K, of record in Plat Book 1130, page 72, 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 ANDREW HILRY DALE, by deed from JAMES NATION AND STEPHANIE NATION, HUSBAND AND WIFE, of record in Instrument No. 20220718-0081903, dated July 8, 2022, said Register's Office.

Being the same property conveyed to ANDREW HILRY DALE AND PAIGE MULCHRONE DALE, HUSBAND AND WIFE, by deed from ANDREW HILRY DALE, of record in Instrument No. 20221207-0127512, dated December 6, 2022, 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. 129-08-0-108.00.

Matters shown on the Plan of record in Plat Book 547, page 180, Plat Book 843, page 18 and in Plat Book 1130, page 72, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5325, page 361, said Register's Office.

This is improved property located at 100 Taggart Avenue 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 3rd day of December, 2024.

Andrew Hilry Dale

Paige Mulchrone Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Hilry Dale and Paige Mulchrone Dale, 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 3rd day of December, 2024.

Notary Public

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

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 December 3, 2024.

Signature
Date: December 3, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025