BANKERS TI
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049133**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,695,000 00 Tracy Perry Affiant Subscribed and sworn to before me, this 6th day of December, 2024. Notary Public My Commission Expires 11-8-27

Karen Johnson
Batch # 1213378
12/09/2024 10 57 26 AM
Fees $13 00 Taxes $6,271 50
20241209-0095308

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner Legh G. Garrett and Matthew T. Garrett 921 Sutton Hill Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information Tax Parcel ID No 118 09 0 150 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, **MacKenzie Strawn Hyde and Philip O'Harrow Hyde, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Legh G. Garrett and Matthew T. Garrett, 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 49 on the Map of SUTTON HILL SECTION OF MARENGO PARK, of record in Plat Book 974, Page 67, Register's Office for said County

Being the same property conveyed to MacKenzie G Strawn, Unmarried, and Philip O'Harrow Hyde, Unmarried, by Warranty Deed from Cornerstone Investments Inc, of record in Instrument No. 20170314-0024748, in the Register's Office of Davidson County, Tennessee, dated March 07, 2017, and recorded on March 14, 2017

MacKenzie G Strawn is n/k/a MacKenzie Strawn Hyde

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 SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1086, Page 573 and Re-recorded in Book 1066, Page 421.

Easement recorded in Book 4315, Page 356

This is improved property located at 921 Sutton Hill Road Nashville TN 37204

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 December, 2024

MacKenzie Strawn Hyde

Philip O'Harrow Hyde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MacKenzie Strawn Hyde and Philip O'Harrow Hyde, 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 December, 2024

Notary Public
My Commission Expires: _____

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