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

CRT File No. 241149440

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Ir
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1224665
01/08/2025 12:49:51 PM
Fees: $13.00 Taxes: $10,915.00

Davidson County
DEEDWARR
2 pgs

20250108-0001681

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 6th day of January, 2025.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
945 Overton Lea LLC. 55 Music Square E, Ste. A c/o Noro Design Build Nashville, TN 37203	New Owner	Tax Parcel ID No. 146 05 0 004.00

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, **Christopher Wayne Hyndman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **945 Overton Lea LLC.**, ("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 Lot No. 12 on the Revised Plan of LEALAND MANOR, FIFTH ADDITION, BLOCK "A", not of record, described according to a survey made by M.F. Himes, Surveyor, as follows: Beginning on the Southerly margin of Overton Lea Road 853.71 feet East of the Northeast corner of the property conveyed to Crawford W. Adams and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2139, Page 412, Register's Office for said County, being the corner of lots 11 and 12; thence with the line between two said lots South 13° 14' West 717.6 feet; thence South 67° 31' East 251.4 feet to the Westerly margin of Clonmel Road; thence with same Northwardly 796.17 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Northwestwardly 53.45 feet to the Southerly margin of Overton Lea Road; thence with same Westwardly 366.46 feet to the beginning.

Less and except property described in Book 3769, Page 627, conveyed to Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Christopher Wayne Hyndman, unmarried, by Warranty Deed from Robert S. McAdams, Co-Executor and David K. Morgan, Co-Executor of the Estate of Robert E. McAdams, deceased, of record in Instrument No. 20170626-0064200, in the Register's Office of Davidson County, Tennessee, dated June 23, 2017 and recorded on June 26, 2017.

Said property was never the primary marital residence of Grantor.

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 A Part of the Overton Lea Estate, as recorded in Plat Book 974, Page 80.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1081, Page 642.

Easement for Access, recorded in Instrument No. 20170316-0025887.

Easement recorded in Book 3769, Page 627.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 945 Overton Lea Road Nashville TN 37220

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 January, 2025.

Christopher Wayne Hyndman

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Wayne Hyndman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2025.

Notary Public
My Commission Expires: 12/14/2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027