Karen Johnson Davidson County
Batch# 1249176 DEEDWARR
03/21/2025 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20250321-0021394

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38561-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 21st day of March, 2025. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Charles Grant, Trustee Callie Gregory Grant, Trustee 1309 Beechwood Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 118 01 0 011.00

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, David Kunz and Margaret Kunz, husband and wife (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Michael Charles Grant and Callie Gregory Grant, Trustees of The Grant Family Revocable Trust dated January 9, 2023 (collectively, "Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1309 Beechwood Avenue, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 21st day of March, 2025.

GRANTORS:

David Kunz

Margaret Kunz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Kunz and Margaret Kunz, Husband and Wife, 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 21st day of March, 2025.

Notary Public
My Commission Expires:

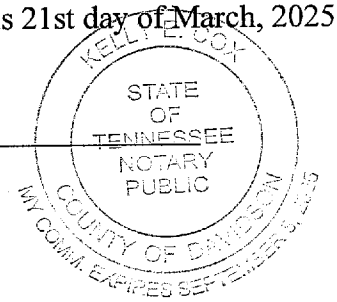


EXHIBIT "A"

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 96 on the Plan of BELMOND LAND COMPANY'S SUBDIVISION Called "BELMONT HEIGHTS" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Kunz and Margaret Kunz, Husband and Wife, by Warranty Deed from Simply At TN, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20160908-0094779, in the Register's Office of Davidson County, Tennessee, dated September 01, 2016 and recorded on September 08, 2016.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.
5. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument No. 20150609-0054183.
6. Charter for Belmont Land Development Corp. recorded as Book 4475, Page 936.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 a authenticated according to law on 3/21/25 (date of document).

Affiant Signature

3/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

