THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550946**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,250,000.00. Affiant Subscribed and sworn t 2025. Notary Public My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1283135 DEEDWARR
06/09/2025 09:36:57 AM 2 pgs
Fees: $13.00 Taxes: $8,325.00
20250609-0044982

WARRANTY DEED

Address New Owner: Drew Hardin 135 46th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 04 0 471.00

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, **Kyle Joseph Sitzler and Anna Sitzler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Hardin, unmarried man**, ("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. 2 on the Plan of RESUBDIVISION LOTS 7, 8 AND PART OF 9 - BLOCK 11 ON THE MAP OF PART OF SYLVAN PARK of record in Plat at Instrument No. 20050815-0096239, 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 Anna Grace Hale, an unmarried woman and Kyle Joseph Sitzler, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Manica Real Estate, LLC, as Kansas Limited Liability Company, of record in Instrument No. 20200819-0093546, in the Register's Office of Davidson County, Tennessee, dated August 13, 2020 and recorded on August 19, 2020. See Affidavit recorded in Instrument No. 20221012-0111746, in the Register's Office of Davidson County, Tennessee. Anna Grace Hale having since married is now known as Anna Sitzler.

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 RESUBDIVISION LOTS 7, 8 AND PART OF 9 - BLOCK 11 ON THE MAP OF PART OF SYLVAN PARK, as recorded in Instrument No. 20050815-0096239.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240529-0039801.

Termination of Easement recorded in Instrument No. 20240129-0005779.

Private Sewer Easement Agreement as set forth in instrument recorded in Instrument No. 20240129-0005951.

This is improved property located at 135 46th Avenue North Nashville TN 37209

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 June, 2025.

Kyle Joseph Sitzler

Anna Sitzler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Joseph Sitzler and Anna Sitzler, 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 June, 2025.

Notary Public
My Commission Expires: _____

