THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550877** Karen Johnson Davidson County Batch # 1300540 DEEDWARR 07/22/2025 09 48 46 AM 2 pgs Fees $13 00 Taxes $10,050 13 20250722-0057579	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,716,250 00 Affiant Subscribed and sworn to before me, this 21st day of July, 2025. Notary Public My Commission Expires.

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Healy and Mary Catherine Healy 407 Leake Avenue Nashville TN 37205	New Owner	Tax Parcel ID No 130 02 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, **Eastside Residential Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Healy and Mary Catherine Healy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 16 on the Map of the A SUBDIVISION OF LOTS NO. 19-20 AND 21 BELLE MEADE 2ND PLAN, as of record in Plat Book 421, Page 172, Register's Office for said County, and described according to a survey made by Hal. R. Swann, Jr., Surveyor, dated July 29, 1969, as follows:

Said Lot No. 16 fronts 127 feet 8 inches on the Easterly side of Enquirer Avenue, and runs back between lines, 293 feet 7 inches on the Southerly line and 292 feet 5 inches on the Northerly line, along the Southerly margin of Leake Avenue, as measured around a slight curve, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Eastside Residential Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Angus M. G. Crook and wife Nancy F. Crook, of record in Instrument No. 20220801-0087281, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

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.

County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2025 and thereafter, for tax parcel identification number 130 02 0 108.00, 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 A SUBDIVISION OF LOTS NO. 19-20 AND 21 BELLE MEADE 2ND PLAN, as recorded in Plat Book 421, Page(s) 172.

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

This is improved property located at 407 Leake 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 21st day of July, 2025.

Eastside Residential Properties, LLC.

By _____
John Lewis, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Eastside Residential Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 21st day of July, 2025.

_____
Notary Public

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027