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

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

CRT File No. 250952122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,900,000 00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2025

Notary Public
My Commission Expires

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1335940
10/20/2025 10 40 14 AM
Fees $13 00 Taxes $7,030 00

Davidson County
DEEDWARR
2 pgs

20251020-0083284

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information
Robert Travis Gauntt and Elizabeth Orr Gauntt 200 Leake Avenue Nashville TN 37205	New Owner	Tax Parcel ID No 116-13-0-095.00

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, **Brian Delaney and Meghan Conaty Delaney, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Travis Gauntt and Elizabeth Orr Gauntt, 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

Land in Davidson County, Tennessee, being Lot(s) 1 & 2, as shown on the map entitled Map of Bellemeade Subdivision, of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to BRIAN DELANEY AND MEGHAN CONATY DELANEY, HUSBAND AND WIFE, by deed from JAMES C. PHILLIPS, JR. AND WIFE, YULIYA PHILLIPS, of record in Instrument No 20210405-0043629, dated April 1, 2021, said Register's Office.

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 116-13-0-095 00

Restrictive Covenants contained in instrument of record in Book 1066, pages 618 - 620, said Register's Office

Matters shown on the Plan of record in Plat Book 1130, page 3, said Register's Office

This is improved property located at 200 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 17th day of October, 2025

Brian Delaney

Meghan Conaty Delaney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Delaney and Meghan Conaty Delaney, 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 17th day of October, 2025

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

My Commission Expires. _____