Name and Address of New Owner:
The Katherine Isabella Irrevocable Trust
1235 Nations Drive
Nashville, TN 37209

Send Tax Bills To:
The Katherine Isabella Irrevocable Trust
1235 Nations Drive
Nashville, TN 37209

This Instrument Prepared By:
~~Orders Orders~~
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 476173 DEEDWARR
09/15/2020 01:52:39 PM 4 pgs
Fees: $23.00 Taxes: $1,609.13

20200915-0105262

Map & Parcel No: 091062J01700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1211 57th Avenue TO LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **of The Katherine Isabella Irrevocable Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 17, as shown on the plat attached
as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Treaty Oaks
Cottages Phase II, a Horizontal Property Regime with Private Elements, which is a
planned unit development, as shown of record in Instrument No. 20190228-0018401,
Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20190404-0030656 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 1211 57th Avenue T.O. LLC by Special Warranty Deed from Michael R. Weimann, recorded on October 6, 2017, of record in Instrument No. 20171006-0102963, Register's Office for Davidson County, TN.

This is improved property known as 1235 Nations Dr., Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of Septmeber, 2020.

1211 57th Avenue TO, LLC, a Limited Liability Co mpany

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared John A Bell Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 1211 57th Avenue TO LLC, the within named bargainor, a Limited Liability Company, and that such _____ as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville TN, this 11th day of September, 2020.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature

Printed Name: _____

My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

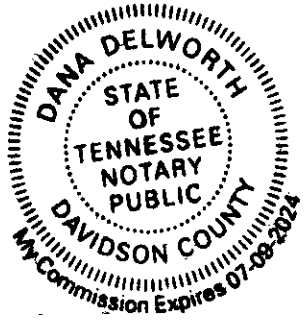
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $434,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of September, 2020.

Notary Public
My commission expires: 7/9/24
File No. 2020-1503



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-VRES-21-1235