Karen Johnson Davidson County
Batch# 529616 DEEDWARR
12/10/2020 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $9,268.50
20201210-0144813

35836

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930195**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,505,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2020. Notary Public My Commission Expires: October 2, 2020

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2020

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee 402 Ellendale Avenue Nashville TN 37205	Send Tax Bills To: New Owner 402 Ellendale Avenue Nashville, TN 37205	Tax Information: Tax Parcel ID No. 116-11-0-022.00

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 Tanley Alford, Trustee of the William C. Alford, Jr. Living Trust dated November 13, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the 402 Ellendale Avenue Nominee Trust U/A dated November 13th, 2020**, ("Grantees"), their 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. 9 and the northerly 30 feet of lot No.8, and westerly 50 feet of Lot 12, of Block "D" on the Map of Honeywood Subdivision, not of record, described according to a survey made by W. H. Southgate, Surveyor, July, 1931, as follows:

Beginning at a point in the easterly margin of Ellendale Avenue 200 feet south of the southeast intersection of said Avenue and Malone Avenue, the common corner of lots Nos. 9 and 10; thence with the line between said two lots easterly 225 feet to the corner of lots Nos. 9, 10, 11 and 12; thence with the line between lots Nos. 11 and 12, easterly 50 feet to the northwest corner of the property conveyed to Joseph H. Allen, Jr., and wife, by deed from Winnie Davis Evans, of record in Book 3865, page 514, Register's Office for said County; thence with said Allen's westerly line, southerly 200 feet; thence westerly 50 feet to the corner of lots Nos. 8, 9, 12 and 13; thence with the line between lots Nos. 8 and 13 southerly 30 feet to the northeast corner of the property conveyed to Emmons H. Woolwine and wife, by deed from Ruby English, of record in book 1077, page 246, Register's Office for said County; thence with Woolwine's northerly line westerly 225 feet to the easterly margin of Ellendale Avenue; thence with the easterly margin of said Avenue northerly 230 feet to the beginning.

Being the same property conveyed to WILLIAM C. ALFORD, JR. and wife, HELEN T. ALFORD, by deed from JOHN H. LEINART and wife, ROSEMARY LEINART, of record in Book 4522, page 774 , dated July 22, 1971 , said Register's Office.

HELEN T. ALFORD died on or about September 11, 2006, leaving WILLIAM C. ALFORD, JR. as the surviving tenant by the entirety.

WILLIAM C. ALFORD, JR. conveyed his interest to WILLIAM C. ALFORD JR. AND/OR DAVID TANLEY ALFORD, TRUSTEES OF THE WILLIAM C. ALFORD, JR. LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF WILLIAM C. ALFORD, JR., DATED NOVEMBER 13, 2015 , by quitclaim deed of record in Instrument No. 20160401-0030819, dated November 13, 2015, 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 2020 and subsequent years for Map-Par. 116-11-0-022.00.

Sanitary Sewer Easement of record in Book 5808, page 635, said Register's Office.

This is improved property located at 402 Ellendale 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 30th day of November, 2020.

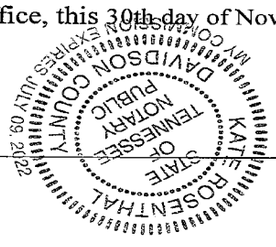
D. T. Alford - Trustee

David Tanley Alford, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Tanley Alford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the William C. Alford, Jr. Living Trust dated November 13, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2020.



Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

