BOX 10-A



# WARRANTY DEED

Karen Johnson Davidson County
Batch# 568768 DEEDWARR
02/04/2021 03:28:46 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00

20210204-0016556

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **533 Belle Meade, LLC** | **SAME** | |
| (NAME) | (NAME) | |
| **1009 Belle Meade Boulevard** | | 130-02-0-093.00 |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RANDLE ELIZABETH DOSS, TRUSTEE OF THE LESLIE W. DOSS LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LESLIE W. DOSS DATED JANUARY 21, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **533 BELLE MEADE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being parts of Lots No. 22 and 23 in the First Belle Meade Subdivision of record in Book 332, pages 88 and 89, Register's Office for said County, more particularly described as follows:**

**Beginning at a point in the center of the intersection of Belle Meade Boulevard and Leake Avenue; thence Northerly with the center of Belle Meade Boulevard, 408 feet; thence Westerly 312 feet; thence South 4 degrees 20 minutes East 408 feet to the center of Leake Avenue; thence with the same Easterly 336 feet 6 inches to the beginning.**

**Being the same property conveyed to Leslie W. Doss and/or Randle Elizabeth Doss, Trustees of The Leslie W. Doss Living Trust, established by the Revocable Trust Agreement of Leslie W. Doss dated January 21, 2016 by Quitclaim Deed dated January 21, 2016 from Leslie W. Doss of record in Instrument No. 20160127-0007930, Register's Office for Davidson County, Tennessee. Leslie W. Doss died April 25, 2019.**

**The property is described further on Exhibit A which is quitclaimed, transferred, and conveyed hereby without warranties of title or otherwise.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 533 Belle Meade Boulevard, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3 day of February, 2021

THE LESLIE W. DOSS LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF LESLIE W. DOSS DATED JANUARY 21, 2016

BY: Randle Elizabeth Doss, Trustee

RANDLE ELIZABETH DOSS, TRUSTEE

STATE OF NASSAU, BAHAMAS

COUNTY OF _____

Personally appeared before me, the undersigned notary public, Randle Elizabeth Doss, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Leslie W. Doss Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 3rd day of February, 2021.

Commission expires: 12/31/21

NOTARY PUBLIC COMMONWEALTH OF THE BAHAMAS

Notary Public

EXHIBIT A

Being property in the City of Belle Meade, Davidson County, Tennessee and being bounded on the North by Thompson Place Apartments, L.P., of record as instrument 21121228-0119995, on the East by the westerly margin of Belle Meade Boulevard, on the South by the north margin of Leake Avenue and on the West by Thomas M. Price, Trustee of record as instrument 00011343-0000586, being more particularly described according to a subdivision plat dated December 22, 2020 by Charles B. Moseley, TRLS No. 778, as follows:

Beginning at an iron pin, at the point of intersection of the westerly margin of Belle Meade Boulevard with the north margin of Leake Avenue;

Thence, with north margin of Leake Avenue, N 89 deg.00'44"W, 281.70 feet to an iron pin; Thence, leaving Leake Avenue, NOO deg. 54'09"W, 379.05 feet to an iron pin; Thence, S 89 deg.l 7'57"E, 257.72 feet to an iron pin on the westerly margin of Belle Meade Boulevard;

Thence, with the westerly margin of Belle Meade Boulevard, S 04 deg.29'44"E, 381.88 feet to the point of beginning.