WARRANTY DEED

Karen Johnson Davidson County
Batch# 569503 DEEDWARR
02/05/2021 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20210205-0017080

STATE OF TENNESSEE 2020-500
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

Sworn to and subscribed before me this 4th day of February, 2021.

Notary

My commission expires: 11/4/21

MARY CLIFTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: NOVEMBER 14, 2021

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL
Peggy Stephens, Trustee of the Lucky Numbers Trust, UAD 9/4/2020 (NAME)	**NEW OWNER** (NAME)	**132-06-0-044.00**
11 Music Circle South (ADDRESS)	(ADDRESS)	
Nashville TN 37203 (City) (State) (Zip)	(City) (State) (Zip)	

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, we, **Anne R. Lacy (PKA Anne Lacy-Deegan), individually and as Executrix of the Estate of Nancy Brooks Lacy, deceased, William W. Lacy, Jr., William Donald, Robert R. Mitchell, Jr., Emma Mitchell (AKA Emma Louse Knack) and Brooks Evan Mitchell (AKA Brooks Evan Mitchell),** the "Grantors", have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peggy Stephens, Trustee of the Lucky Numbers Trust, UAD 9/4/2020,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson, Tennessee being Lot No. 4, on the Plan of Gideon P. Wade Home Place, of record in Book 2330, Page 160, Register's Office for said county, described as follows:

Being at a point in the southerly margin of Curtiswood Lane at the northwest corner of this lot and the northeast corner of Lot No. 1 of said Wade's Subdivision, of record in Book 2330, page 13; thence along the line of Lots No. 1 and 2 of said Subdivision as follows: South 11° 19' West 435.7 feet; South 0° 30'West 276.94 feet to the north line of Lot No. 3 of said Subdivision; thence with the line of the same, North 81° 41' East 189.9 feet to a corner of Lot No. 5 on the Plan of record in Book 2330, page 160; thence with the line between Lots No. 4 and 5, Northerly 590 feet to the southerly margin of Curtiswood Lane; thence with the margin of the same as follows: North 37° 04" West 27 feet to the beginning of a curve; thence around said curve, northwesterly 97.9 feet; thence North 76° 39" West 74 feet to the point of beginning, containing 3.22 acres, more or less.

Being all the same property conveyed to William W. Lacy and wife, Nancy Brooks Lacy by deed from Martha Ready Crowe of record in Book 3805, page 392, Register's Office for Davidson County, Tennessee. Subsequently, William W. Lacy died September 3, 1985 and title having vested in Nancy Brooks as surviving tenant by the entirety. Then Nancy Brooks Lacy having conveyed a one-thirtieth (1/30th) interest in each of the following deeds for a total of four-thirtieths (4/30ths) interest to each grantee: (1) William W. Lacy, Jr., in deeds of record in Book 9473, page 354, Book 9569, page 4, Book 9942. Page 546 and Book 10330, page 837, said Register's Office; (2) Julia Lacy Mitchell in deeds of record in Book 9473, page 356, Book 9569, page 10, Book 9942, Page 5550 and Book 10330, page 833, said Register's Office; (3) Anne Lacy-Deegan in deeds of record in Book 9473, page 358, Book 9569, page 6, Book 9942, Page 554 and Book 10330, page 831, said Register's Office; (4) Drury B. Lacy, in deeds of record in Book 9473, page 362, Book 9569, page 8, Book 9942, Page 548 and Book 10330, page 839, said Register's Office: and (5) Robert S. Lacy, in deeds of record in Book 9473, page 360, Book 9569, page 12, Book 9942. Page 552 and Book 10330, page 835, said Register's Office. Then, Anne Lacy-Deegan having conveyed a one-thirtieth (1/30th) interest to Nancy Brooks Lacy by deed of record in Book 10665, page 318, said Register's Office. Then, Julia Lacy Mitchell having conveyed a one-thirtieth (1/30th) interest to Nancy Brooks Lacy by deed of record in Book 10665, page 320, said Register's Office. Then William W. Lacy, Jr., having conveyed a one-thirtieth (1/30th) interest to Nancy Brooks Lacy by deed of record in Book 10665, page 322, said Register's Office. Then, Robert S. Lacy having conveyed a one-

thirtieth (1/30th) interest to Nancy Brooks Lacy by deed of record in Book 10665, page 326, said Register's Office. Then, Drury B. Lacy having conveyed a one-thirtieth (1/30th) interest to Nancy Brooks Lacy by deed of record in Book 10665, page 324, said Register's Office. The said Nancy Brooks Lacy died testate May 4, 2019 and her interest having vested in the estate of Nancy Brooks Lacy and is to be administered as part of her estate as described in her Last Will and Testament, Article VIII, Paragraph B., of record in File No. 19P-1001, Probate Clerk's Office for Davidson County, Tennessee as evidenced by the Certified copy of said Will of record in Instrument No. 202102050017070 said Register's Office. The said Robert S. Lacy having died intestate on January 17, 2020 and his interest having vested in Anne R. Lacy, William W. Lacy, Jr., Emma Mitchell, and Evan Mitchell pursuant to Small Estate Affidavit of record in File No. 20P-445, Probate Clerk's Office for Davidson County, Tennessee as evidenced by the Affidavit of Inheritance of record in Instrument. No. 202102050017071 said Register's Office. The said Drury B. Lacy died intestate, July 18, 2008 and his interest having vested in wife, Janice Lacy, as his only heir at law as evidenced by the Affidavit of Inheritance of record in Instrumet No. 202102050017072 said Register's Office. The said Janice Lacy having died testate, May 10, 2019 and her interest vested in William Donald pursuant to her Last Will and Testament of Janice Lacy of record in Docket No. P-3128, Chancery Court for Cheatham County, Tennessee at Ashland City as evidenced by the certified copy of her Last Will and Testament of record in Instrument No. 202102050017073, said Register's Office. The said Julia Lacy Mitchell having died intestate October 18, 2016 and her interest having vested in her heirs- at-law, husband, Robert R. Mitchell, Jr, and children, Emma Mitchell and Evan Mitchell, in equal shares as evidenced by the Affidavit of Inheritance of record in Instrument No. 202102050017074, said Register's Office.

Anne Lacy-Deegan is now known as Anne R. Lacy. Emma Louis Knack being one and the same as Emma Mitchell. Brooks Evan Mitchell being one and the same as Evan Mitchell.

This is not now nor has ever been the marital residence of any of the Grantors.

This is improved property also known as: 835 Curtiswood Lane, Nashville, TN 37204 AKA 835 North Curtiswood Lane, Nashville, TN 37204.

This Conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2021, and subsequent years, a lien not yet due and payable.

THIS instrument is being executed on behalf of **William W. Lacy, Jr.** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2021, and being filed for record in Instrument No. 202102050017075, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of **Emma Mitchell** pursuant to a Power of Attorney executed by same on the _____ day of _____January, 2021, and being filed for record in Instrument No. 202102050017076, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of **Evan Mitchell** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2021, and being filed for record in Instrument No. 202102050017077, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of **William K. Donald** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2021, and being filed for record in Instrument No. 202102050017078, and being recorded simultaneously herewith.

THIS instrument is being executed on behalf of **Robert R. Mitchell, Jr.,** pursuant to a Power of Attorney executed by same on the _____ day of _____, 2021, and being filed for record in Instrument No. 202102050017079, and being recorded simultaneously herewith.

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

Grantors covenant that they are 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.

[*Signatures Next Page*]

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 4th day of February, 2021.

Anne R. Lacy, individually and as
Executrix of the Estate of Nancy Brooks Lacy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of January, 2021, before me personally appeared Anne R. Lacy, individually and as the Executrix of the Estate of Nancy Brooks Lacy, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of February, 2021.

Notary Signature

My Commission Expires: 7/9/2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

William W. Lacy, Jr., individually

By Anne R. Lacy as attorney-in-fact for
Anne R. Lacy, Attorney-in-Fact William W. Lacy Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2021, before me personally appeared Anne R. Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William W. Lacy, Jr., acknowledged that such Anne R. Lacy executed the same as the free act and deed of the said William W. Lacy, Jr.

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of February, 2021.

Notary Signature

My Commission Expires: 7/9/2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Emma Mitchell, individually

By: Anne R. Lacy as attorney in fact for
Anne R. Lacy, Attorney-in-Fact Emma Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2021, before me personally appeared Anne R. Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emma Mitchell, acknowledged that such Anne R. Lacy executed the same as the free act and deed of the said Emma Mitchell.

Witness my hand and official seal, at Nashvill, Tennessee, this 4th day of February, 2021.

My Commission Expires: 7/9/2024

Notary Signature

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

[Signatures Continued Next Page]

202102050017080

Evan Mitchell, individually

By: Anne R. Lacy as attorney-in-fact for Evan Mitchell
Anne R. Lacy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2021, before me personally appeared Anne R. Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Evan Mitchell, acknowledged that such Anne R. Lacy executed the same as the free act and deed of the said Evan Mitchell.

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of February, 2021.

Quindal Evans Segall
Notary Signature

My Commission Expires: 7/9/2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

William K. Donald, individually

By: Anne R. Lacy as attorney in fact for William K. Donald
Anne R. Lacy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2021, before me personally appeared Anne R. Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William K. Donald, acknowledged that such Anne R. Lacy executed the same as the free act and deed of the said William K. Donald.

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of February, 2021.

Quindal Evans Segall
Notary Signature

My commission expires: 7/9/2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Robert R. Mitchell, Jr., individually

By: Anne R. Lacy as attorney-in-fact for Robert R. Mitchell
Anne R. Lacy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2021, before me personally appeared Anne R. Lacy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert R. Mitchell, Jr., acknowledged that such Anne R. Lacy executed the same as the free act and deed of the said Robert R. Mitchell, Jr.

Witness my hand and official seal, at Nashville, Tennessee, this 4th day of February 2021.

Quindal Evans Segall
Notary Signature

My Commission Expires: 7/9/2024

QUINDAL EVANS SEGALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

202102050017080

Certificate of Authenticity

I, the undersigned, 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 executed and authenticated according to law.

Quin Evans Segall

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public