BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 590638 DEEDWARR
03/12/2021 09:38:18 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210312-0032834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Scott Gray, Trustee of the Whitney Lloyd Irrevocable Trust	Scott Gray, Trustee of the Whitney Lloyd Irrevocable Trust	
(NAME)	(NAME)	
2400 Sunset Place	2400 Sunset Place	142-10-0E-019.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, WE, **JOSHUA CODY AUSTELL AND JORDAN ELISE AUSTELL, AS HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT GRAY, TRUSTEE OF THE WHITNEY LLOYD IRREVOCABLE TRUST DATED DECEMBER 20, 2017,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 19 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, Phase Two, as of record in Instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494, corrected by Scrivener's Affidavit in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Joshua Cody Austell and Jordan Elise Austell, as husband and wife by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180102-0000349 Register's Office for Davidson County, Tennessee, dated December 22, 2017.

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 7396 Old Harding Pike, Nashville, TN 37221
(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 our hands this 10th day of March, 2021

JOSHUA CODY AUSTELL

JORDAN ELISE AUSTELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Cody Austell and Jordan Elise Austell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2021.

Commission expires:

Notary Public