THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30367	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,275,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2021. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OL1049 Trust Agreement	NEW OWNER	
1049 Overton Lea Road		14504003700
Nashville, TN 37220		
(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, **David T. Karzon, Jr. and Elizabeth Urban Karzon, Co-Trustees of the Karzon Family Trust and David T. Karzon, Jr. and Elizabeth Urban Karzon, Estate of Allaire Urban Karzon,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan Howard, Trustee of the L1049 Trust Agreement dated June 2, 2021,**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 Lot No. 7 on the Plan of Lealand Manor Third Addition, a part of the Overton Lea Estate described according to a survey made by William A. Pitts, Surveyor, as follows:

Beginning on the northerly margin of Ridge View Drive at the common corner of Lots 7 and 8, said point also being the southwest corner of property conveyed to A. M. Gant and wife, by Laura Lea Robertson as of record in Book 1394, page 125, Register's Office for said County; thence with the line between Lots 7 and 8 on the west line of the Gant property northwardly 343.1 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said Road, westwardly 201.89 feet to the corner of Lots 6 and 7; thence with the line between said lots southwardly 368.5 feet to the northerly margin of Ridge View Drive; thence with the northerly margin of said drive, eastwardly 183.40 feet to the beginning.

Being the same property conveyed to Candler W. Butler and wife, Marjorie R. Butler by Warranty deed from David T. Karzon and wife, Allaire U. Karzon of record in Book 4249, page 848, Register's Office for Davidson County, Tennessee, dated June 28, 1968 and recorded on July 09, 1968.

Karen Johnson Davidson County
Batch# 651449 DEEDWARR
06/08/2021 10:39:42 AM 5 pgs
Fees: $28.00 Taxes: $4,717.50

20210608-0076596

Being the same property conveyed to David T. Karzon his heirs and assigns, an undivided seventy-five percent (75%) interest in and to the following described land in Davidson County, Tennessee, and further convey unto Allaire U. Karzon, her heirs and assigns, an undivided twenty-five percent (25%) interest by Quitclaim deed from David T. Karzon and wife, Allaire U. Karzon of record in Instrument No. 20021025-0131178 Register's Office for Davidson County, Tennessee, dated October 15, 2002 and recorded on October 25, 2002. The said David T. Karzon is now deceased and his estate was entered into probate in Case no. 10P1460 in the Seventh Circuit for Davidson County Tennessee (Probate Division). See also Will in Instrument Number 20110120-0005679, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allaire Urban Karzon, Trustee of the Family Trust under Will of David T. Karzon, deceased, as to a 75% interest, by Executors deed from Allaire Urban Karzon Executor of the Estate of David T. Karzon, deceased of record in Instrument No. 20110211-0012138 Register's Office for Davidson County, Tennessee, dated February 08, 2011 and recorded on February 11, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1049 Overton Lea Road, Nashville, TN 37220.**

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 Grantors' hands this the 4th day of June, 2021.

The Karzon Family Trust

BY:_____
David T. Karzon, Jr., Co-Trustee

BY: Elizabeth U Karzon
Elizabeth Urban Karzon, Co-Trustee

Estate of Allaire Karzon

BY:_____
David T. Karzon, Jr., Co-Executor

BY: Elizabeth U Karzon
Elizabeth Urban Karzon, Co-Executor

STATE OF District of Columbia

COUNTY OF N/A

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David T. Karzon, Jr., Co-Trustee of The Karzon Family Trust and Co-Executor of the Estate of Allaire Urban Karzon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2021.

My Commission expires: 28 February 2021

Notary Public

STATE OF District of Columbia

COUNTY OF N/A

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Urban Karzon, Co-Trustee of The Karzon Family Trust and Co-Executor of the Estate of Allaire Urban Karzon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2021.

My Commission expires: 28 February 2021

Notary Public

Being the same property conveyed to David T. Karzon his heirs and assigns, an undivided seventy-five percent (75%) interest in and to the following described land in Davidson County, Tennessee, and further convey unto Allaire U. Karzon, her heirs and assigns, an undivided twenty-five percent (25%) interest by Quitclaim deed from David T. Karzon and wife, Allaire U. Karzon of record in Instrument No. 20021025-0131178 Register's Office for Davidson County, Tennessee, dated October 15, 2002 and recorded on October 25, 2002. The said David T. Karzon is now deceased and his estate was entered into probate in Case no. 10P1460 in the Seventh Circuit for Davidson County Tennessee (Probate Division). See also Will in Instrument Number 20110120-0005679, in the Register's Office for Davidson County, Tennessee.

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THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1049 Overton Lea Road, Nashville, TN 37220.**

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 Grantors' hands this the 4th day of June, 2021.

The Karzon Family Trust

BY: David T. Karzon Jr, Co-Trustee
David T. Karzon, Jr., Co-Trustee

BY: _____
Elizabeth Urban Karzon, Co-Trustee

Estate of Allaire Karzon

BY: David T. Karzon Jr, Co-Executor
David T. Karzon, Jr., Co-Executor

BY: _____
Elizabeth Urban Karzon, Co-Executor

STATE OF N.J

COUNTY OF MORRIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David T. Karzon, Jr., Co-Trustee of The Karzon Family Trust and Co-Executor of the Estate of Allaire Urban Karzon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2021.

My Commission expires: FEB-2025

Notary Public

MAHARSHI V PATEL NOTARY PUBLIC NEW JERSEY

Maharshi V Patel
Notary Public - New Jersey
Morris County - ID #50122411
Commission Exp FEB-2025

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Urban Karzon, Co-Trustee of The Karzon Family Trust and Co-Executor of the Estate of Allaire Urban Karzon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of June, 2021.

My Commission expires: _____

_____
Notary Public