WARRANTY DEED

Karen Johnson Davidson County
Batch# 671887 DEEDWARR
07/07/2021 10:52:15 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210707-0091176

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Julia B Lyman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2021.

THOMAS D. LARSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
501 Wilson Trust u/A/D April 26,2021	New Owner	Parcel ID: 103-16-0-094.00
(NAME)	(NAME)	
4067 Camberly St.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Edward P. Lyman and wife, Julie B. Lyman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **501 Wilson Trust U/A/D April 26, 2021** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Nashville, County of Davidson, State of Tennessee, being part of Lot No. 24 and all of Lot No. 25 on the Map of Kimpalong Place, as of record in Book 547, Page 18, Register's Office for said County, to which Plat reference is hereby made for a more complete legal description, described as follows:

Beginning on the Southwest corner of Wilson Avenue and Kimpalong Road; thence, westwardly, with the southerly margin of Kimpalong Road, 194 feet to the Northeast corner of Lot No. 23; thence, with the easterly line of Lot No. 23, southwardly 100 feet to the Northwest corner of the property conveyed to Harry A. Isaacs, Jr., and wife, by Deed from Dan M. Post and wife, of record in Book 1199, Page 140, said Register's Office; thence, with Isaac's northerly line, eastwardly 212 feet, more or less, to the westerly margin of Wilson Avenue at the corner of Lots Nos. 24 and 25; thence, with said Avenue, northwardly 90 feet to the Beginning.

Being the same property conveyed to Edward P. Lyman and wife, Julia B. Lyman, By Deed from Mollie Feigenbaum, an unmarried person, as surviving tenant by the entirety dated July 30, 1993 recorded August 02, 1993, of record in Book 9032, Page 631 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 501 South Wilson Boulevard, Nashville, TN 37205

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 2 day of July, 2021

Edward P. Lyman

Julie B. Lyman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Edward P. Lyman and wife, Julie B. Lyman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand ~~and official seal~~, this the 2 day of July 2021.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY