Karen Johnson Davidson County
Batch# 678492 **DEEDWARRSP**
07/16/2021 01:24:28 PM 5 pgs
Fees: $28.00 Taxes: $9,684.02
20210716-0095897

This instrument prepared by:

Baker Donelson Bearman Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203
Attn: N. Courtney Hollins

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Richard W. Mehrlich and Beverly T. Mehrlich Trustees of the Mehrlich Family Trust 4320 Wallace Lane Nashville, TN 37215	Same
Map & Parcel No.: 130 08 0J 001.00 CO	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST U/A/D JULY 3, 2019, THE SURVIVOR BY MERGER WITH CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D SEPTEMBER 17, 2003** hereinafter ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **RICHARD W. MEHRLICH AND BEVERLY T. MEHRLICH, AS TRUSTEES OF THE TRUST AGREEMENT OF THE MEHRLICH FAMILY TRUST, DATED JULY 14, 2000** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

See Exhibit "A" attached hereto.

The Property is improved property known as 4320 Wallace Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that he has good right to sell and convey the same.

AND Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 15th day of July, 2021.

GRANTOR:

CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D JULY 3, 2019, SURVIVOR VIA MERGER WITH CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D SEPTEMBER 17, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D JULY 3, 2019,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D JULY 3, 2019,** the within named bargainor, a Trust, and that he as such Trustee executed the within instrument for the purposes therein contained by signing the name of the Trust by himself as Trustee.

WITNESS my hand and seal at office on this the 15 day of July, 2021.

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 9, 2023

Notary Public

My Commission Expires: 5/9/23

4840-1818-6225

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

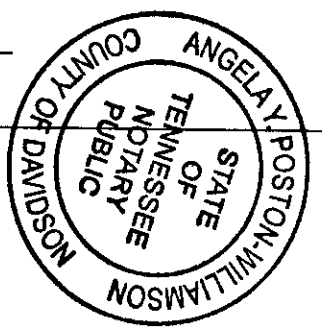
The actual consideration or value, whichever is greater for this transfer is $2,617,301.50.

Affiant

Subscribed and sworn to before me this the 15th day of July, 2021.

Notary Public

My Commission Expires: 3/8/22



4840-1818-6225

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A on the Plan of 4320 Wallace Lane Townhomes, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20100607-0043993 and amended as Instrument Nos. 20110222-0014467 and 20110713-0053435, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of 4320 Wallace Lane Townhomes as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to CHRISTOPHER D. TRAUT, TRUSTEE OF THE CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D SEPTEMBER 17, 2003, by deed of record as Instrument No. 20141003-0091547, said Register's Office.

The said CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D SEPTEMBER 17, 2003 having since merged into the CHRISTOPHER D. TRAUT INTER VIVOS QTIP TRUST, U/A/D July 3, 2019.

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year 2021, and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 2133, pages 10 and 11, said Register's Office.

3. Master Deed of record as Instrument No. 20100607-0043993 and amended in Instrument Nos. 20110222-0014467 and 20110713-0053435, said Register's Office.