THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635558

Karen Johnson Davidson County
Batch# 680189 **DEEDWARR**
07/20/2021 02:34:47 PM 2 pgs
Fees: $13.00 Taxes: $10,545.00

20210720-0097424

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2021.

Notary Public
My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tyler S. Larson and Bethany L. Larson 2706 Belmont Blvd Nashville TN 37212	New Owner	Tax Parcel ID No. 117 04 0 200.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **L. Keith Mullins, Trustee of the Caissa Douwes 2020 GST-Exempt Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler S. Larson and Bethany L. Larson, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North 45.7 feet of Lot No. 2 on Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 2 fronts 45.7 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines; 160 feet to an alley, together with an easement through, over and across the four feet of the adjoining property as set out in an agreement between W.W. Wilkerson and Mrs. Anna T. Hill as of record in Book 1283, Page 111, said Register's Office.

Being the same property conveyed to L. Keith Mullins, Trustee of the Caissa Douwes 2020 GST-Exempt Family Trust, by Quitclaim Deed from Caissa Douwes, a married woman, of record in Instrument No. 20210322-0037160, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on March 22, 2021.

Being the same property conveyed to Caissa Douwes, a married woman, by Quitclaim Deed from L. Keith Mullins and Caissa Douwes, husband and wife, of record in Instrument No. 20210318-0036190, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on March 18, 2021.

Being the same property conveyed to L. Keith Mullins and Caissa Douwes, Husband and Wife, by Warranty Deed from David C. Dorris and Emily Dorris, Husband and Wife, of record in Instrument No. 20181207-0119425, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on December 07, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Victoria Place, as recorded in Plat Book 332, Page(s) 10.
Easement for Easement, recorded in Book 1283, Page 111 and Instrument No. 20190422-0036888.

This is improved property located at 2706 Belmont Blvd Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2021.

L. KEITH MULLINS, TRUSTEE
L. Keith Mullins, Trustee

STATE OF Connecticut
COUNTY OF Litchfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. Keith Mullins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Caissa Douwes 2020 GST-Exempt Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of July, 2021.

KAY-DENE D. JONES
NOTARY PUBLIC
State of Connecticut
My Commission Expires Dec. 31, 2024

Notary Public