THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30710	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,320,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July 2021 Notary Public MY COMMISSION EXPIRES: 3/25/23 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 691424 DEEDWARR
08/05/2021 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $4,884.00
20210805-0105513

NANCY L. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stefan Baskin	NEW OWNER	
715 Bradford Avenue		14504003700
Nashville, TN 37204		
(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, **Bryan Howard, Trustee of the OL1049 Trust dated June 2, 2021,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stefan Baskin, a single man,**

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:

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 Bryan Howard, Trustee of the L1049 Trust agreement dated June 2, 2021 by Warranty deed from 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 of record in Instrument No. 20210608-0076596 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 08, 2021. See Scrivener's Affidavit recorded as Instrument No. 20210802-0103459, correcting the name of the Grantee to read Bryan Howard, Trustee of the OL1049 Trust agreement dated June 2, 2021.

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 Grantor's hand this the 3rd day of August, 2021.

Bryan Howard, Trustee

Bryan Howard, Trustee of the OL1049 Trust dated June 2, 2021.

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 **Bryan Howard, Trustee of the OL1049 Trust dated June 2, 2021,** 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 3rd day of August, 2021.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/4/2021.

Kimberly D Hicks
Affiant
Date: 8/4/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON