Karen Johnson Davidson County
Batch# 709633 DEEDWARR
09/03/2021 07:56:30 AM 4 pgs
Fees: $23.00 Taxes: $12,210.00
20210903-0118653

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Bryan Howard, Trustee of The 4727 Post Road Trust 4727 Post Road Nashville, Tennessee 37205	Same	116-02-0-020-00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MICHAEL D. SONTAG, AS TRUSTEE OF THE POST ROAD TRUST (the "Grantor"), has bargained and sold, and hereby transfers and conveys to BRYAN HOWARD, TRUSTEE OF THE 4727 POST ROAD TRUST ("Grantee"), his successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Caldwell Acres, of record in Plat Book 4460, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by deed of record as Instrument No. 20190417-0035401, said Register's Office.

Said property is conveyed subject to (1) taxes for 2021 and thereafter, a lien not yet due and payable and (2) matters shown on plat of record in Plat Book 4460, page 56, said Register's Office.

TO HAVE AND TO HOLD said property, together with all rights and appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

Grantor covenants and binds himself and his successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons except as to matters shown above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of August, 2021.

POST ROAD TRUST

By: _____
MICHAEL D. SONTAG, AS TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Michael D. Sontag, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 25th day of August, 2021.

_____
Notary Public

My Commission Expires:

November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov 8, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,300,000.

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public

My Commission Expires:

November 8, 2021

31007513.2

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

Certificate of Authenticity

I, Lucretia Albert, do hereby make oath that I am a licensed attorney and/or the 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 August 25, 2021.

Date

Lucretia Albert

Affiant Signature

09/01/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of September, 2021.

Aubrey D. Burns

Notary's Signature

My Commission Expires: 09-06-2022

Date

Notary's Seal (if on paper)

