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

CRT File No. 210836960

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2022

Karen Johnson Davidson County
Batch# 712225 DEEDWARR
09/09/2021 11:33:42 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210909-0120765

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nealon-Yeagley Trust c/o GTBA 9100 Wilshire Blvd, Suite 1000W Beverly Hills, CA 90212	New Owner	Tax Parcel ID No. 118 13 0 193.00

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, **Sarah Coles Yeagley and Betty Sue Harper, and their successors in trust, as Co-Trustees ("Trustee") of the Sarah Yeagley and Betty Harper Trust, a Tennessee Community Property Trust, dated October 21, 2016.** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Kevin Nealon and Susan Yeagley, Trustees of the Nealon-Yeagley Trust dated January 15th, 2016**, ("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 Lot No. 36 on the plan to Green Acres Subdivision, of record in Book 1424, Page 21, Register's Office for said County.

Said Lot No. 36 fronts 115.9 feet on the Westerly margin of Wilbur Place, and extends back 124.2 feet on the Northerly line, and 141.9 feet on the Southerly line, to a dead line on the rear on which it measures 70.0 feet.

Being the same property conveyed to Sarah Coles Yeagley and Betty Sue Harper, and their successors in trust, as Co-Trustees ("Trustee") of the Sarah Yeagley and Betty Harper Trust, a Tennessee Community Property Trust, dated October 21, 2016, by Quitclaim Deed from Sarah C. Yeagley and Betty S. Harper, of record in Instrument No. 20161021-0111614, in the Register's Office of Davidson County, Tennessee, dated October 21, 2016 and recorded on October 21, 2016.

Being the same property conveyed to Sarah C. Yeagley and Betty S. Harper, both unmarried as Tenants in Common with Rights of Survivorship, by Quitclaim Deed from Sarah C. Yeagley, of record in Instrument No. 20101201-0095341, in the Register's Office of Davidson County, Tennessee, dated November 22, 2010 and recorded on December 1, 2010.

Being the same property conveyed to Sarah C. Yeagley, a single person, by Warranty Deed from Van H. Phillips a single person, of record in Book 8972, Page 817, in the Register's Office of Davidson County, Tennessee, dated June 3, 1993 and recorded on June 7, 1993.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Green Acres Subdivision, as recorded in Plat Book 1424, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1450, Page 261 and Book 1513, Page 53.

This is improved property located at 3613 Wilbur Place Nashville TN 37204

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 8th day of September, 2021.

Sarah Yeagley and Betty Harper Trust a Tennessee Community Property Trust, dated October 21, 2016

BY: _____
Sarah Coles Yeagley, Co-Trustee

BY: _____
Betty Sue Harper, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Coles Yeagley and Betty Sue Harper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Trustees of the Sarah Yeagley and Betty Harper Trust a Tennessee Community Property Trust, dated October 21, 2016, 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 0th day of September, 2021.

_____
Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021