WARRANTY DEED

Karen Johnson Davidson County
Batch# 715974 DEEDWARR
09/15/2021 10:41:00 AM 2 pgs
Fees: $13.00 Taxes: $29,600.00

20210915-0123719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF September, 20__

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blain H. Smith, Trustee	Blaine Smith, Trustee	
(NAME) 415 West Tyne Drive	(NAME) 1109 Belle Meade Blvd	130-09-0-134.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, I, **GLENDA J. EMERY, TRUSTEE OF THE EMERY TENNESSEE COMMUNITY PROPERTY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAINE H. SMITH, TRUSTEE OF THE 415 WEST TYNE DRIVE TRUST, DATED SEPTEMBER 8, 2021**, 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 lying in Davidson County, Tennessee, being Lot No. C, on the Plan of Lot 2 of Block 1, of the Highlands of Belle Meade No. 1, as shown on plat of record in Plat Book 843, page 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David R. Emery by Warranty Deed from Samuel D. Lane and Christine Schilling Lane, Trustees of the Lane Family 1988 Trust Agreement under Agreement dated March 11, 1988, of record in Instrument No. 20020215-0020299 Register's Office for Davidson County, Tennessee, dated February 13, 2002 and recorded on February 15, 2002.

Being the same property conveyed to David R. Emery and Glenda J. Emery, and Mary Angeline Emery Henderson, Trustees of the Emery Tennessee Community Property Trust dated January 14, 2014, by Quitclaim Deed from David R. Emery and Glenda J. Emery of record in Instrument No. 20140117-0004996 Register's Office for Davidson County, Tennessee, dated January 14, 2014 and recorded on January 17, 2014.

Scrivener's Affidavit of record in Instrument No. 20140306-0018912 and in Instrument No. 20140424-0034659, said register's office.

David R. Emery died on September 30, 2019. Glenda J. Emery is now the Sole Trustee of the Emery Tennessee Community Property Trust. Being also known as 415 West Tyne Drive, Nashville, Tennessee 37205.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 415 West Tyne Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13 day of Sept., 20 21

EMERY TENNESSEE COMMUNITY PROPERTY TRUST

BY: Glenda J Emery

GLENDA J. EMERY, SOLE TRUSTEE

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 **Glenda J. Emery, as Trustee of Emery Tennessee Community Property Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 20 21.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public