Karen Johnson Davidson County
Batch# 744549 DEEDWARR
10/27/2021 08:41:30 AM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20211027-0144074

36637

This instrument was prepared by:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz PC
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

WARRANTY DEED

FROM: **ELEANOR M. PARKES now known as ELEANOR M. WARRINER, Grantor**

TO: **GEORGE E. MUDTER, JR., TRUSTEE OF THE 4411 TRUXTON PLACE TRUST U/A DATED OCTOBER 7, 2021, Grantee**

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
George E. Mudter, Jr., Trustee 4411 Truxton Place Nashville, TN 37205	New owner: 4411 Truxton Place Nashville, TN 37205	116-14-0-134.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is SIX MILLION AND 00/100 DOLLARS ($6,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of October, 2021.

Notary Public
My Commission Expires: 3/10/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4812-3280-3582

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ELEANOR M. PARKES now known as ELEANOR M. WARRINER** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **GEORGE E. MUDTER, JR., TRUSTEE OF THE 4411 TRUXTON PLACE TRUST U/A DATED OCTOBER 7, 2021** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 4411 Truxton Place, Nashville, Davidson County, Tennessee 37205.

Thomas L. Warriner hereby joins in this conveyance to convey any martial interest he may have in the subject Property.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his successors and assigns, forever.

Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple and that she has good right to sell and convey the same; and that the same is unencumbered, except as shown on Exhibit "B" attached hereto.

Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 19th day of October, 2021.

GRANTOR:

ELEANOR M. WARRINER

THOMAS L. WARRINER

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **ELEANOR M. PARKES now known as ELEANOR M. WARRINER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 19th day of October, 2021.

Notary Public
My Commission Expires: 05/05/2025

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **THOMAS L. WARRINER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, the 19th day of October, 2021.

Notary Public
My Commission Expires: 05/05/2025

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

4812-3280-3582

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, Being Lot No. 4, as shown on the plan of Davis Estates, Section I, as of record in Book 3600, pages 25 and 26, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to ELEANOR M. PARKES, by deed dated June 30, 2004, from DAN E. HARRELL and wife, KATHLEEN G. HARRELL, of record in Instrument No. 20040702-0079126, recorded July 2, 2004, Register's Office for Davidson County, Tennessee.

The said Eleanor M. Parkes now known as Eleanor M. Warriner.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2022 and subsequent years, a lien, but not yet due and payable.

2. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

4. Any municipal, zoning, and subdivision laws and ordinances.

5. Matters shown on the Plan of record in Plat Book 3600, pages 25 & 26, said Register's Office.

Certificate of Authenticity

I, George E. Mudter, Jr., 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 10/19/2021.

Date

Affiant Signature

10/19/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of October, 2021.

Notary's Signature

My Commission Expires: October 2, 2023

Notary's Seal (if on paper)

