THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937507** Karen Johnson Davidson County Batch# 753071 DEEDWARR 11/10/2021 02:13:30 PM 3 pgs Fees: $18.00 Taxes: $13,320.00 20211110-0150417	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires: 5/2/22

WARRANTY DEED

Address New Owner: Doug McGilvray and Lauren McGilvray 4317 Wallace Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0 067.00

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, **4501 Alcott, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas C. McGilvray and Lauren E. McGilvray, Co-Trustees of Douglas C. McGilvray and Lauren E. McGilvray Living Trust, dated May 18, 2021** ("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. 49 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, amended in Book 2099, page 581, Register's Office for said County.

Said Lot No. 49 front 132.0 feet on the westerly margin of Wallace Lane and extends back between parallel lines 305.5 feet to a dead line in the rear, measuring 132.0 feet thereon.

Being all the same property conveyed to 4501 Alcott, LLC, a Tennessee limited liability company by deed from Grace Brock Clark and spouse, John B. Bearden, Jr. of record in Instrument No. 20200707-0073133 and as corrected in Instrument No. 20211018-0139271, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace Brock Clark, an unmarried woman, by Warranty Deed from Jordan R. Marshall and wife, Julie C. Marshall, of record in Instrument No. 20160610-0059037, in the Register's Office of Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016.

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 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sneed Estates, as recorded in Plat Book 2133, Page(s) 10 and 11 and Amendment recorded in Book 4356, Page 296; Book 4705, Page 508 and Book 5817, Page 771.

For information purposes only: This is improved property commonly known as 4317 Wallace Lane, Nashville, TN 37215.

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 5th day of November, 2021.

4501 Alcott, LLC.

By: _____
Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of 4501 Alcott, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 5th day of November, 2021.

_____
Notary Public

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

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on November 5, 2021.

Quin Evans Segall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public

