Karen Johnson Davidson County
Batch# 759121 DEEDWARR
11/22/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $14,115.50
20211122-0154817

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVEN G. WATTERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-28-2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. L. Moore, Trustee of the Seasoy Trust U/A/D November 11, 2021	Same as New Owner	130 11 0 088.00
(NAME)	(NAME)	
4506 Beacon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, James William Nantz III, Trustee of the James William Nantz, III Revocable Trust Agreement Established Under Trust Agreement dated August 30, 1995, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto R. L. Moore, Trustee of the Seasoy Trust U/A/D November 11, 2021, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 and the Northerly part of Lot No. 11, Block "P" on the map of Tyne Meade, Section IV, of record in Book 1424, Page 25, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Westerly margin of Beacon Drive at the corner of Lots No. 12 and 13; thence, with the line between said Lots, Westerly 464.25 to a point; thence, Southerly 131.2 feet to a point which is 14.0 feet South of the corner of Lots 11 and 12; thence, Easterly, parallel to a line between said lots 329.3 feet to a point; thence, continuing Easterly 160.0 feet to the corner of Lot Nos. 11 and 12 in the West margin of Beacon Drive; thence, with the margin of the same, Northerly 117.0 feet to the point of beginning.

Being the same property conveyed to James William Nantz, III, Trustee of the James William Nantz, III Revocable Trust agreement established under trust agreement, dated August 30, 1995 by Warranty Deed from Johan Arvidsson, married, dated 08/05/2021 and recorded 08/06/2021, of record in Instrument 202108060106409, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4506 Beacon Drive, Nashville, TN 37215

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of November, 2021.

James William Nantz, III Revocable Trust Agreement Established Under Trust Agreement dated August 30, 1995

By: James William Nantz, III, Trustee

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of James William Nantz, III Revocable Trust Agreement Established Under Trust Agreement dated August 30, 1995, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2021.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelly do hereby make oath that I am a licensed attorney and/or 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 11-15-2021.

Brenda Shelly
Affiant
Date: 11-15-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 16 day of November, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024