Karen Johnson Davidson County
Batch# 771295 DEEDWARR
12/09/2021 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20211209-0163676

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater.
for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me.
This 12th day of December 2021.

Notary Public

My Commission Expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Address New Owners as:	Tax Bill To:	Map / Parcel
1306 Wedgewood Ave LLC 925 11th Ave. North Nashville, Tennessee 37208	New Owner	105090J00200CO

This instrument prepared by: Notestine Law Firm, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

For and in consideration of the sum of Six-Hundred Thirty-Five Thousand and Zero Cents ($635,000.00) cash in hand paid, know all persons by these presents, **Tom Alsup**, **Trustee of the Turner Alsup Supplemental Needs Trust 2** (hereinafter referred to as "Grantor") do hereby quitclaims, and conveys unto **1306 Wedgewood Avenue, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as the "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2 of the Belmont Close Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101 , et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Belmont Close Townhomes, of record in Instrument No. 20120928-0088601 , in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the

undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Belmont Close Townhomes, as shown on Exhibit Map to the Declaration of record in Instrument No. 20120928-0088601, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Tom Alsup, Trustee of the Turner Alsup Supplemental Needs Trust Act 2, by Quitclaim Deed from Tom Alsup, Trustee of the Turner Alsup Supplemental Needs Trust, dated 06/13/2018, of record in Instrument No. 20180620-0059468, in the Register's Office of Davidson County, Tennessee.

(Value or consideration shown in aforementioned deed $0.00.)

Also being the same property previously conveyed to Tom Alsup, Trustee of the Turner Alsup Supplemental Needs Trust, by Warranty Deed from Blue Sky Construction, Inc., dated 04/05/2013, of record in Instrument No. 20130412-0036626, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Wedgewood Avenue, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

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, its successors and assigns forever; and he does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and he does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 5th day of December 2021.

GRANTOR:
The Turner Alsup Supplemental Needs Trust 2

By: Tom Alsup Trustee
Tom Alsup, Trustee

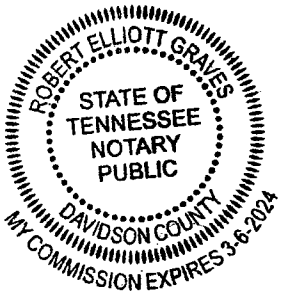
STATE OF TENNESSEE}
COUNTY OFDAVIDSON}

Before me, Robert Elliott Graves, a Notary Public of the state and county aforesaid, personally appeared Thomas C. Alsup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee of the Turner Alsup Special Needs Trust 2**, the within named bargainor, a Trust, and that he, as such authorized signatory and Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of December, 2021

Robert Graves
Notary Public

My Commission Expires: 03/06/24



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-1-21.

Affiant Signature

12-7-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY