WARRANTY DEED

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

W-VPM-21-2235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Montgomery Turner, Jr.	new owner	
(NAME) **2235 Blair Boulevard**	(NAME)	**104-15-0-161.00**
(ADDRESS) **Nashville, TN 37212-4903**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **TIEDEMANN TRUST COMPANY AS TRUSTEE OF THE MICHAEL G. TIEDEMANN 2012 DELAWARE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONTGOMERY TURNER, JR., A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 95 and the Westerly 10 feet of Lot No. 96 on the Map of Sunset Park Subdivision as of record in Plat Book 332, Pahe 132, Register's Office for said County, Described as follows:

Said part of Lots 95 and 96 front together 60 feet on the Southerly side of Blair Boulevard and run back between parallel lines 160.5 feet to a dead line. Together with and subject to a Joint Driveway Easement of record in Book 8479, Page 15, said Register's Office.

Being the same property conveyed to Tiedemann Trust Company as Trustee of the Michael G. Tiedemann 2012 Delaware Trust by Warranty Deed from Anne A. McGugin, married of record in Instrument No. 20181019-0104024 Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 19, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 332, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20150820-0084010, in the Register's Office for Davidson County, Tennessee
- Joint Driveway Easement Agreement of record in Book 8479, Page 15, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2235 Blair Boulevard, Nashville, Tennessee 37212-4903**.

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), their heirs and 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), 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.

Karen Johnson Davidson County
Batch# 773984 **DEEDWARR**
12/15/2021 10:02:40 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20211215-0165448

Witness my/our hand(s) this the 10th DAY OF DECEMBER, 2021.

The Michael G. Tiedemann 2012 Delaware Trust
By: Tiedemann Trust Company
Its: Trustee

BY: _____
Michael G. Tiedemann
Managing Member

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. TIEDEMANN, MANAGING MEMBER of TIEDEMANN TRUST COMPANY AS TRUSTEE OF THE MICHAEL G. TIEDEMANN 2012 DELAWARE TRUST, (the within named bargainor) to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed in his capacity as Managing Member of Tiedeman Trust Company, as Trustee of the within named Bargainor.

Witness my hand and official seal, this the 10th of December, 2021.

Rachel B. Mizrahi
Notary Public
My Commission Expires: Oct 27 2023
(SEAL)

RACHEL B. MIZRAHI
Notary Public - State of New York
No. 01M16100849
Qualified in Kings County
My Comm. Expires Oct. 27, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212