Karen Johnson Davidson County
Batch# 781853 DEEDWARR
12/30/2021 11:33:11 AM 2 pgs
Fees: $13.00 Taxes: $11,655.00
20211230-0171819

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
James Neal Revocable Trust 3200 Bristol St. Suite 500 Costa Mesa, CA 92626	new owner	145-02-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRANDON TIMOTHY EDWARDS AND MICHELLE LEE EDWARDS, TRUSTEES UNDER THE EDWARDS MARRIAGE TRUST. DATED OCTOBER 25, 2018** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JAMES NEAL TRUSTEE OF THE JAMES NEAL REVOCABLE TRUST, dated 8/21/2013** ("Grantee" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Alpine Estates, of record in Plat Book 3106, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRANDON TIMOTHY EDWARDS AND MICHELLE LEE EDWARDS, TRUSTEES UNDER THE EDWARDS MARRIAGE TRUST. DATED OCTOBER 25, 2018, by quitclaim deed from LEVEL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record as Instrument No. 20210616-0081538, dated June 15, 2021 said Register's Office.

This is improved property known as: 1611 Tyne Blvd., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 GRANTORS have hereunto set their hands as of this 28th day of December, 2021.

BRANDON TIMOTHY EDWARDS, TRUSTEE OF THE EDWARDS MARRIAGE TRUST, DATED OCTOBER 25, 2018

MICHELLE LEE EDWARDS, TRUSTEE OF THE EDWARDS MARRIAGE TRUST, DATED OCTOBER 25, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared BRANDON TIMOTHY EDWARDS AND MICHELE LEE EDWARDS, TRUSTEES OF THE EDWARDS MARRIAGE TRUST, DATED OCTOBER 25, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 28th day of December, 2021.

~~Notary~~ Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,150,000.00.**

Affiant

Sworn to and subscribed before me this 28 day of December, 2021.

Notary Public

SANDY McCOLLUM WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 7/1/23