Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 812905 **DEEDWARR**
03/01/2022 10:57:07 AM 2 pgs
Fees: $13.00 Taxes: $4,292.00

20220301-0023022

G-P-22-612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,160,000.00.

M. Merriman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Tara Jones
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6 2022

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)
The Wish Tree Trust, dated July 17, 2019	**Same as New Owner**	
(NAME)	(NAME)	
700 South Santa Fe Ave., Second Floor		**061-06-0-054.00**
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90021		
(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, **EMILY LEONARD SOUTHARD AND HUSBAND, STUART SLOANE SOUTHARD, JR. AND JOHN LEONARD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKE MERRIMAN, TRUSTEE OF THE WISH TREE TRUST, DATED JULY 17, 2019,** 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 Lot No. 1 on the Plan of Mapletop Gardens of record in Plat at Instrument No. 20000211-0014172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Leonard Southard and husband, Stuart Sloane Southard, Jr. and John Leonard, married, as joint tenants with the right of survivorship by Quit Claim deed from Emily Leonard, now known as Emily Leonard Southard, married and John Leonard, married of record in Instrument No. 20120612-0051246 Register's Office for Davidson County, Tennessee, dated May 24, 2012 and recorded on June 12, 2012.
Being the same property conveyed to Emily Leonard and father, John Leonard, as tenants in common with the right of survivorship by Warranty deed from Elizabeth M. Coty-Smith, married of record in Instrument No. 20090515-0044666 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on May 15, 2009.

The above referenced property was investment property for John Leonard and has never been used as his principal marital residence.

This conveyance is subject to:

- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20000211-0014172, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612 Maplewood Lane, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 25th DAY OF FEBRUARY, 2022.

Emily Leonard Southard

Stuart Sloane Southard, Jr.

John Leonard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LEONARD SOUTHARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STUART SLOANE SOUTHARD, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEONARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
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