This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16488-MC

Karen Johnson Davidson County
Batch# 838973 DEEDWARR
04/13/2022 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,864.80
20220413-0042769

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $504,000.00.

E. S.
Affiant

Subscribed and sworn to before me, this the 6th day of April, 2022.

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
EBO Properties 1011 Cherry Avenue Nashville, TN 37203	NEW OWNER	083-03-0-165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., Trustees of The Kebu Trust and Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., Trustees of The Seascape Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EBO Properties, a Tennessee general partnership**, hereinafter called the Grantee(s), his/her/their heirs and 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. North part of Lot No. 27 and the South part of Lot No. 28 on the Plan of Map of W. S. Ashworth's Re-Subdivision of Brownsville of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the easterly margin of Porter Pike or Porter Road, 187 feet more or less north of the north margin of Rosebank Avenue; thence with the margin of said Porter Pike northerly 75 feet to the southwest corner of the property conveyed to James H. Freeman and wife, by deed of record in Book 876, page 782, said Register's Office, said point being 74.8 feet south of the south margin of Greenwood Avenue, thence easterly 239 feet more or less, to Freeman's southeast comer, in the west margin of an alley, said point being 11.3 feet north of the common comer of Lot Nos. 27 and 28, thence with the margin of said alley, southerly 86.3 feet to a point in the north margin of another alley, thence with said alley, westerly 35 feet to a point in the easterly margin of another alley, thence with the margin of the same northerly 13 feet to a tum in the same, thence westerly 219.5 feet more or less to the point of beginning.

Being the same property conveyed to An undivided one-half (1/2) interest unto Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Trustees of the Kebu Trust, and an undivided one-half (1/2) interest unto Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Co-Trutstees of the Seascape Trust by QuitClaim deed from James A. Tillman, Successor Trustee of the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998, as established under the Will of E. R. Buchi, Sr of record in Instrument No. 20001222-0125670 Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 22, 2000. Further being the same property conveyed to E. R. Buchi by Warranty deed from Nolen Compton, of record in Book 7119, page 393, said Register's Office for Davidson County Tennessee Dated January 26,1987 and recorded on January 28, 1987.

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This is ☒ improved or ☐ unimproved property located at: **1109 Porter Road, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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, Grantor has executed this instrument on this 6th day of April, 2022.

GRANTOR:

Kebu Trust

By: _____
Sharon B. Tillman, Trustee

By: _____
Russanne L. Buchi-Fotre', Trustee

By: _____
Ernest Russell Buchi, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sharon B. Tillman, Russanne L. Buchi-Fotre', and Ernest Russell Buchi, Jr.,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustee of **The Kebu Trust**, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

202204130042769

Seascape Trust

By: _____
Sharon B. Tillman, Trustee

By: _____
Lanell B. Padgett, Trustee

By: _____
Russanne L. Buchi-Fotre', Trustee

By: _____
Ernest Russell Buchi, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre', and Ernest Russell Buchi, Jr.**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustee of **The Seascape Trust**, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

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Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the 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 April 6, 2022.

Storey Carver
Affiant Signature

4/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

