BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 850281 DEEDWARR
05/04/2022 11:17:13 AM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20220504-0051621

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Coe, Trustee and Ruben P. Simpliciano, Trustee	SAME	
(NAME) 5924 Sedberry Road	(NAME)	116-09-0-010.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KATHERINE HUGHES MEPHAM, MARRIED AND HAMPDEN D. MEPHAM, IV., HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID E. COE, TRUSTEE OF THE DAVID E. COE REVOCABLE TRUST DATED JUNE 14, 2019, AS TO AN UNDIVIDED 80% INTEREST, AND RUBEN P. SIMPLICIANO, TRUSTEE OF THE RUBEN P. SIMPLICIANO REVOCABLE TRUST DATED JUNE 14, 2019, AS TO AN UNDIVIDED 20% INTEREST,** HEREINAFTER CALLED THE GRANTEES, 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. 306 on the Plan of Hillwood Estates, Section 12, as of record in Plat Book 2663, page 109, amended in Book 3074, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine Hughes Mepham and husband, Hampden D. Mepham, IV, by Warranty Deed from David C. Edwards and wife, Ashley W. Edwards, of record in Instrument No. 20071026-0126750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5924 Sedberry Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 2 day of May, 2022

KATHERINE HUGHES MEPHAM

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

HAMPDEN D. MEPHAM, IV

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of May, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument of behalf of Katherine Hughes Mepham and Hampden D. Mepham, IV and acknowledged that he executed the same as the free act and deed of Katherine Hughes Mepham and Hampden D. Mepham, IV.

Witness my hand and official seal this 2nd day of May, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission expires: My Commission Expires November 26, 2022

Notary Public