Karen Johnson Davidson County
Batch# 852158 DEEDWARR
05/09/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20220509-0052699

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340347**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00 Affiant Subscribed and sworn to before me, this 28th day of April, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Tate Lanford and Molly Ralph 105 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Truxton Trust 4525 Harding Pike Suite 300 Nashville, TN 37205	Tax Information: Tax Parcel ID No. 129 08 0 122.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph C. Davis LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tate Lanford, single, and Molly Ralph, single, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, Block "D", on the 2nd Revised Plan Highlands of Belle Meade No. 2, of record in Plat Book 1130, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robin L. Henderson, unmarried, by Warranty Deed from Dan Mitchell Frankum, married, of record in Instrument No. 20110519-0038446, in the Register's Office of Davidson County, Tennessee, dated May 17, 2011 and recorded May 19, 2011.

Being the same property conveyed to Lucky Loser, LLC, a Tennessee limited liability company, by Quitclaim Deed from Robin L. Henderson, unmarried, of record in Instrument No. 20170913-0093687, in the Register's Office of Davidson County, Tennessee, dated September 6, 2017 and recorded September 13, 2017.

Being the same property conveyed to Joseph C. Davis, LLC, a Tennessee limited liability company, by Warranty Deed from Lucky Loser, LLC, a Tennessee limited liability company, of record in Instrument No. 20201216-0148991, in the Register's Office of Davidson County, Tennessee, dated December 9, 2020 and recorded on December 16, 2020.

Joseph C. Davis and Tamara Davis being the sole members of Joseph C. Davis, LLC, a Tennessee limited liability company. Joseph C. Davis having died December 17th, 2020 in Davidson County, Tennessee. Joseph C. Davis' interest in the LLC having passed to the beneficiaries under his Will.

The Last Will and Testament of Joseph Coughlin Davis having been probated in the Seventh Circuit Court for Davidson County, Tennessee, see Case No. 21P870. The sole beneficiaries under the Will are Tamara Stephens, Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust and Truist Bank, N.A., Co-Trustee of the Joseph Coughlin Davis 2020 Trust. Tamara Davis was named Special Trustee on behalf of Truist Bank for the Joseph Coughlan Davis 2020 Family Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revised Plan Highlands of Belle Meade No. 2, as recorded in Plat Book 1130, Page(s) 62 and 63.

Easement recorded in Book 1065, Page 6.

This is improved property located at 105 Brookfield Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of April, 2022.

Joseph C. Davis LLC

Member

By: Tamara Davis, Member

Joseph C. Davis LLC

Co-Trustee

By: Tamara Davis as Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member

Joseph C. Davis LLC

Special Trustee

By: Tamara Davis as Special Trustee for Truist Bank,
Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member

STATE OF ~~TENNESSEE~~ LL Ohio)
COUNTY OF ~~DAVIDSON~~ LL Belmont)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tamara Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Member of the Joseph C. Davis LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity

Witness my hand, at office, this 28th day of April, 2022.

Linda L Luby

Notary Public
My Commission Expires: June 14 2025



STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF ~~DAVIDSON~~ Belmont)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tamara Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member of the Joseph C. Davis LLC, a Tennessee limited liability company, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity

Witness my hand, at office, this 28th day of April, 2022.

Linda L Luby
Notary Public
My Commission Expires: June 14, 2025

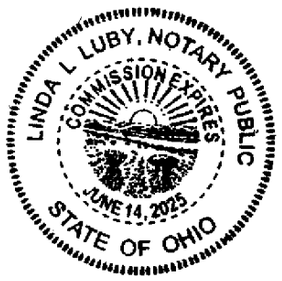


STATE OF ~~TENNESSEE~~ Ohio)
COUNTY OF ~~DAVIDSON~~ Belmont)

Before me, the undersigned, of the State and County aforesaid, personally appeared Tamara Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Special Trustee for Truist Bank, Co-Trustee of the Joseph Coughlin Davis 2020 Family Trust, Member of the Joseph C. Davis LLC, a Tennessee limited liability company, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity

Witness my hand, at office, this 28th day of April, 2022.

Linda L Luby
Notary Public
My Commission Expires: June 14, 2025



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/28/22

GEORGE E. MUDTER, JR.
Dated 4/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

