Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1762

Karen Johnson Davidson County
Batch# 853165 DEEDWARR
05/10/2022 12:05:55 PM 2 pgs
Fees: $13.00 Taxes: $13,320.00
20220510-0053366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned to **Louis Anderson Green, III, Trustee of the L.A. Green Trust Agreement dated July 5, 2018**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Zeisler, Trustee of The Phoenix Revocable Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hillsboro Park, Section II of record in Plat Book 2331, Page (s) 61 and 62, inclusive, 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 Wilburn David Piper and wife, Janet Leigh Piper by Warranty Deed from Lytle Brown, III, married of record in Instrument No. 20010706-0072123 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 06, 2001.

Being the same property conveyed to Louis Anderson Green, III, Trustee of the L.A. Green Trust Agreement dated July 5, 2018 by Warranty deed from Wilburn David Piper and Janet Leigh Piper, husband and wife of record in Instrument No. 20201021-0122373 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on October 21, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6105 Gardendale Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Phoenix Revocable Trust **1920 Adelicia St. #300** **Nashville, TN 37212**	New Owner	**158-03-0-022.00**

WITNESS THE EXECUTION HEREOF this 5th day of May, 2022.

L.A. Green Trust Agreement dated July 5, 2018

_____, Trustee
Louis Anderson Green III, Trustee

State of Tennessee)
County of Davidson)

On this 5th day of May, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Louis Anderson Green III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the maker, L.A. Green Trust Agreement dated July 5, 2018, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of L.A. Green Trust Agreement dated July 5, 2018 as Trustee.

_____
Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,600,000.00.**

_____
Affiant

Sworn and subscribed before me on this the 6th day of May, 2022.

_____
Notary Public

My Commission Expires: _____

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024