THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37011-03-2022** Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2022. Notary Public My Commission Expires: 3/6/24

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Greg North, Trustee of the 4300 Iroquois Avenue Trust, dated April 13, 20224300 Iroquois Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 13007007000

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, **Patricia Ligon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greg North, Trustee of the 4300 Iroquois Avenue Trust, dated April 13, 2022** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Iroquois Avenue, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, she successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 857708 DEEDWARR
05/18/2022 12:18:18 PM 3 pgs
Fees: $18.00 Taxes: $15,540.00
20220518-0057531

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2022.

Patricia Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 12th day of May, 2022.

Notary Public

My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 153 on the plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al., by deed from Bransford Realty Company, of record in Book 1081, page 645, said Register's Office; thence with said Scruggs easterly line, northwardly 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 295.8 feet to the beginning.

Being the same property conveyed to Herbert Ligon and wife, Patricia Ligon by deed dated November 1, 2021 from Pinnacle National Bank, a national banking association, of record in Instrument No. 20090724-0069812, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 1, 2021 of record in Instrument No. 20211109-0149736, Register's Office for Davidson County, Tennessee, Herbert Ligon conveyed his interest in subject property to Patricia Ligon.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 400, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.