Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 858508 DEEDWARR
05/19/2022 10:16:56 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220519-0057976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-021

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Ashland Hills, LLC | New Owner | 144-12-0-007.00 |
| (NAME) Attn: Molly Simmons | (NAME) | |
| 5016 Centennial Blvd., Ste. (ADDRESS) | 201 Nashville, Tn 37209 (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CLARENCE M. HOLT AND CHRISTINE HOLT, TRUSTEES OF THE LEXINGTON PARIS TRUST DATED APRILL 27, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLAND HILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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(s) 51, as shown on the map entitled Otter Creek Hills, of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CLARENCE M. HOLT AND CHRISTINE HOLT, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE LEXINGTON-PARIS TRUST DATED APRIL 27, 2015, by deed from CHRISTINE HOLT, A MARRIED WOMAN, of record in Instrument No. 20150527-0048639, dated April 27, 2015, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5929 E Ashland Dr., Nashville, TN 37215
(House No.) (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.

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

Witness our hands this 4 day of May, 2022.

Clarence M. Holt and Christine Holt, Trustees of The Lexington Paris Trust dated April 27, 2015.

Clarence M. Holt, Trustee

Christine Holt, Trustee

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clarence M. Holt and Christine Holt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of The Lexington Paris Trust, dated April 27, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 4th of May, 2022.

Abbigail Apostolik
Notary Public
My Commission Expires: 12-10-23

(SEAL)

ABBIGAIL APOSTOLIK
NOTARY PUBLIC - ARIZONA
Pima County
Commission # 577121
My Commission Expires
December 10, 2023