Karen Johnson Davidson County
Batch# 859382 DEEDWARR
05/20/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20220520-0058483

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00 Affiant Subscribed and sworn to before me, this 13th day of May, 2022. Notary Public My Commission Expires: 3/16/24

GEORGE E. MUDER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William H. Alexander and Louise S. Alexander 2329 Golf Club Lane Nashville, TN 37215	Send Tax Bills to: 1104 Halcyon Ave Nashville, TN 37204	Tax Information: Tax Parcel ID No. 117-06-0-034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN LUECKE, TRUSTEE OF THE GOLF CLUB LANE TRUST U/A/D JANUARY 19, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM H. ALEXANDER and LOUISE S. ALEXANDER, HUSBAND AND WIFE** ("Grantee"), Grantee's 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. 1 on the Plan of Final Subdivision Plat Golf Club Lane Acres, Section Two of record in Plat at Instrument No. 20051103-0133092, 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 Gary Haber by Quitclaim deed from Dwight P. Wiles, Trustee with full power to convey or mortgage without the joinder of any beneficiary of record in Instrument No. 20100525-0040347 Register's Office for Davidson County, Tennessee, dated May 03, 2010 and recorded on May 25, 2010.

Being the same property conveyed to Dwight P. Wiles, Trustee of the Golf Club Lane Trust Created Pursuant to Instrument of Revocable Trust Dated as of January 19, 2007 by Warranty deed from Patrick E. Rowan of record in Instrument No. 20070809-0095595 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 09, 2007 and Deed of Correction recorded on December 23, 2021, in Instrument No. 20211223-0169607.

Being the same property conveyed to Lou Taylor, Second Successor Trustee, effective July 1, 2016, by Appointment of Successor Trustee, dated August 31, 2016, and recorded January 28, 2020, of record in Instrument No. 20200128-0010035, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Bryan Luecke, Third Successor Trustee, effective July 1, 2020, by Appointment of Successor Trustee, dated July 2, 2020 and recorded February 11, 2021, of record in Instrument No. 20210211-0019654, Register's Office for Davidson County, Tennessee. See also Deed of Correction recorded December 23, 2021 in Instrument No. 20211223-0169607, said Register's Office.

This is unimproved property commonly known as: **2329 Golf Club Lane, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 13th day of May, 2022.

BRYAN LUECKE, TRUSTEE OF THE GOLF CLUB LANE TRUST U/A/D JANUARY 19, 2007

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BRYAN LUECKE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **GOLF CLUB LANE TRUST U/A/D JANUARY 19, 2007**, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 13th day of May, 2022.

JENNIFER GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian o the original version of the attached document tendered for registration herewith and that this is a tru and correct copy of the original document and authenticated according to law on 5/13/22

GEORGE E. MUDTER, JR.
Dated 5/13/22

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.

Notary's Signature Dated 5/13/22
My Commission Expires: 10/2/2023
Notary Seal:

