WARRANTY DEED

Karen Johnson Davidson County
Batch# 867213 DEEDWARR
06/03/2022 03:43:20 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00

20220603-0064547

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $860,000.00.

Affiant

Subscribed and sworn to me on June 3, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

ORTALEKELLEY LAW FIRM

RIR
40:

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35752

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
TLC Properties, Inc. 5321 Corporate Blvd Baton Rouge, LA 70808	NEW OWNER	093-15-167

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roddy L. Story, Trustee of The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III., Josh Story and Elizabeth Story**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TLC Properties, Inc., a Louisiana corporation**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

ALL THAT TRACT OR PARCEL OF LAND Being part of Lot 66 Barrow Grove Plan. Beginning on the easterly margin of South Sumner Street on the southwest corner of lot formerly owned by the heirs of Charles G. Giers; thence southeasterly with the eastern margin of South Sumner Street 46 feet to W. J. Street's corner; thence at right angles to said street easterly with said street's line 176 feet to an alley; thence northerly with said alley 46 feet to the southeast comer of said Giers heirs lot; thence at right angles westerly with this line 176 feet to Sumner Street, being the same property conveyed to H. H. Woodfin of record in Book 313, page 487, Register's Office for Davidson County, Tennessee, and from Thos. G. Kittrell, Tr., to Norman Farrell, Jr., of record in Book 498, page 100, Register's Office for Davidson County, Tennessee.

Being the same property ordered to be sold at a public auction by a decree entered at the October Term, 1950, at Page 150 of Min. Book 58, The Clerk and Master of Davidson County, Tennessee. Roddy L. Story and wife, Dorothy Ruth Story, having purchased the property by public auction on April 20, 1953, as of record in Book 2142, page 471, Register's Office for Davidson County, Tennessee. Said Dorothy Ruth Story having predeceased Roddy L. Story on May 13, 1993, such that all right, title and interest in the property vested by right of survivorship in said Roddy L. Story. Roddy L. Story having died on November 5, 2008 and by his Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket #09P-404, the property was devised to Roddy L. Story Revocable Pour-Over Trust For Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story.

Being further conveyed by Executor's Quitclaim Deed from Roddy L. Story, Jr., Executor of the Estate of Roddy L. Story, deceased, to the Roddy L. Story Revocable Pour-Over Trust For Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III, Josh Story and Elizabeth Story, of record on June 28, 2010 as Instrument No. 20100628-0050159, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

910 Rep. John Lewis Way S, Nashville, TN 37203

(House Number) (Street) (City or Town) (State) (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 GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 3rd day of ~~May~~ June, 2022.

The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III., Josh Story and Elizabeth Story

By: _____
Roddy L. Story, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Roddy L. Story, Trustee of The Roddy L. Story Revocable Pour-Over Trust for Roddy L. Story, Jr., Jody Story, Stacy Story, Roddy L. Story, III., Josh Story and Elizabeth Story to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 3rd day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025