WARRANTY DEED

Karen Johnson Davidson County
Batch# 869406 DEEDWARR
06/10/2022 10:07:10 AM 2 pgs
Fees: $13.00 Taxes: $24,050.00

20220610-0066186

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF June, 2022.

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Sontag, Trustee of Trust u/d/a April 26, 2022	NEW OWENER	
(NAME) 1 Webster Lane	(NAME)	116-07-0-092.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RANDALL J. WACHTLER AND DAVONNA BERRETT WACHTLER, CO-TRUSTEES, WACHTLER FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. SONTAG, TRUSTEE OF AND THE 305 TRUST U/D/A APRIL 26, 2022,** HEREINAFTER CALLED THE GRANTOR, 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 No. 4 on the Plan of Resubdivision of Lots No. 3 thru 10, Royal Oaks Subdivision of record in Plat Book 3700, Page 1, in the Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Randall J. Wachtler and Davonna Berrett Wachtler, Co-Trustees of The Wachtler Family Revocable Living Trust dated November 8, 2019, by Warranty Deed from Noel B. Williams, Trustee of The Noel B. Williams Living Trust dated March 12, 2007, as restated on May 7, 2012, of record in Instrument No. 20211020-0141095, Register's Office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 1 Webster Lane, Nashville, TN 37205
(House Number) (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.

Witness my hand this 9th day of June, 2022

WACHTLER FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 8, 2019

BY: RANDALL J. WACHTLER, CO-TRUSTEE AND DAVONNA BERRETT WACHTLER, CO-TRUSTEE

BY: _____, Authorized Agent

KEVIN D. MONTGOMERY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019by himself as Authorized Agent.

Witness my hand and official seal this 9th day of June, 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Commission expires: My Commission Expires November 26, 2022

_____ Notary Public