(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Jacki Kamps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2022

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement (as per IRS for 1099 reporting) has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

Notary Public

MY COMMISSION EXPIRES: 7-20-2024

(AFFIX SEAL)

MST 2022-0233

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Trinity LLC	Same as New Owner	070-07-0-007.00
(NAME)	(NAME)	
1612 Westgate Cir Suite 222		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Winston Wiley and wife, Rosie L. Wiley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Trinity LLC,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded plan of the subdivision of the J. S. Spurlock Land in the 13th Civil District of said County, and described according to a survey made by John Wilkes, Civil Engineer, February 3, 1938, as follows:

Beginning on the Northerly margin of Young's Lane, at a point 226 feet West of the Westerly margin of the Old Buena Vista Pike, said point being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, Northwardly 481 feet, thence South 75-3/5 Degrees West 75 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots, Southwardly 488 feet to the northerly margin of Young's Lane; thence with said Lane, Eastwardly 75 feet to the beginning.

Karen Johnson Davidson County
Batch# 877952 DEEDWARR
06/27/2022 08:35:52 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20220627-0072892

Included in the above description, but Expressly Excluded herefrom: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the Southwesterly corner of the aforementioned Bowers property, thence with said Westerly boundary North 10 Degrees 36 Minutes 28 Seconds West 6.90 feet to a point, thence leaving said westerly boundary with a new line, North 73 Degrees 19 Minutes 25 Seconds East 75.42 feet to a point on the easterly boundary of the aforementioned Bowers property; thence with the easterly boundary S 10 Degrees 36 Minutes 28 Seconds East 8.75 feet to a point on the existing Northerly right-of-way margin of Trinity Lane; thence with said existing northerly right-of-way margin, S 74 Degrees 43 Minutes 41.5 Seconds West, 75.25 feet, more or less, to the point of beginning, containing 587 square feet, or 0.014 acre, more or less.

Being the same property conveyed to Winston Wiley and wife, Rosie L. Wiley by Warranty deed from Charlie Joe Bowers, unmarried of record in Instrument No. 20140606-0049600 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 6, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easement on Official record in Instrument No. 20210222-0020806, in Register's Office Davidson County, Tennessee.

This property, known as 1005 W Trinity Ln, Nashville, TN 37218
(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/our hand(s) this 21st DAY OF February, 2022.

Winston Wiley

Winston Wiley

Rosie L. Wiley

Rosie L. Wiley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Winston Wiley and wife, Rosie L. Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of February 2022.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024