THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641438** Karen Johnson Davidson County Batch# 882587 DEEDWARR 06/30/2022 02:50:30 PM 3 pgs Fees: $18.00 Taxes: $9,805.00 20220630-0076223	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Four Sisters Revocable Living Trust 2409 Belmont Blvd Nashville TN 37212	Send Tax Bills To: New Owner **P.O. Box 1087** **Litchfield Park, AZ 85340**	Tax Information: Tax Parcel ID No. 104 16 0 297.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander Duncan Moore and Genevieve Elaine Staudt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mathieu William Etchart and Nancy Lee Etchart, Trustees, or their successors in trust, under the Four Sisters Revocable Living Trust, dated June 20, 2017, and any amendments thereto** ("Grantees"), its 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 the Southerly part of Lot No. 178 on the Plan of Belmont Land Co's Plan, showing 10 Acres and Resub of Lots 1-6 & 20-25 of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 50 feet on the Westerly margin of Belmont Boulevard and extends back 175 feet more or less on the Northerly line and 175 feet on the Southerly line, being the Northerly margin of Beechwood Avenue, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Alexander Duncan Moore and Genevieve Elaine Staudt, husband and wife, by Warranty Deed from Eric Jolly and Carina Jolly, husband and wife, of record in Instrument No. 20180529-0051002, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018, and recorded on May 29, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan Showing Sub of 10 Acres and ReSub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20111003-0076382.

This is improved property located at 2409 Belmont Blvd Nashville TN 37212

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 30th day of June, 2022.

Alexander Duncan Moore

Genevieve Elaine Staudt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexander Duncan Moore and Genevieve Elaine Staudt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Beth Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **June 30, 2022**.

Affiant Signature

June 30, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

30th day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

