22-4461

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 882817 DEEDWARR
07/01/2022 10:24:22 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20220701-0076547

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **975,000.00**. Madisen Mazzanti Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/29/2022** Tonya Thomas Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
10-26-25

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4461

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah LeBrun Ingram and Scott Lindsey, Sr. VP & Trust Officer of Pinnacle Bank, Co-Trustees of Erskine Bronson Ingram, III 2008 Trust	**Erskine Bronson Ingram, III 2008 Trust, c/o Pinnacle Trust**	**116-03-0-127.00**
(NAME) **152 Woodmont Boulevard**	(NAME) **P.O. Box 291947**	
(ADDRESS) **Nashville, TN, 37205**	(ADDRESS) **Nashville, TN 37229-1947,**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jared V. Grice and Jennifer B. Pafford Grice, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah LeBrun Ingram and Scott Lindsey, Sr. VP & Trust Officer of Pinnacle Bank, Co-Trustees of Erskine Bronson Ingram, III 2008 Trust,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 The Southeasterly Half of Lot No. 102 on the Plan of Kenner Mannor Land Co's Second Subdivision of The Kenner Tract of record in Plat Book 421, Page 100, 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 Jared V. Grice and Jennifer B. Pafford Grice by Deed dated April 12, 2018 from Thomas N. Hoy and wife, Alanna Marie Patsiokas by Thomas N. Hoy as attorney in fact, recorded April 17, 2018, in Instrument Number 20180417-0035953, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
State and County taxes for the year 2022, a lien, but not yet due and payable.
All matters appearing on the Plan of record as Book 421, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property and taxes for the current year which have been prorated.

unimproved ☐
This is improved ☒ property, known as **152 Woodmont Boulevard, Nashville, TN 37205**
(House Number) (Street) (City, 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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **June, 2022**.

Jared V. Grice

Jennifer B. Pafford Grice

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jared V. Grice and Jennifer B. Pafford Grice**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **June, 2022**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26