Karen Johnson Davidson County
Batch# 897482 DEEDWARR
08/02/2022 02:38:26 PM 5 pgs
Fees: $28.00 Taxes: $22,570.00
20220802-0088056

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62504
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vastland 113 LLC 1720 West End Avenue Suite 600 Nashville, TN 37203-2613	NEW OWNER

TAX MAP PARCEL NUMBERS: 09212046300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$6,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Gilbert, III, Trustee of The Joseph Gilbert, III Living Trust, dated March 10, 2004, as amended and his successors in Trust, and David Greenstein and Cindy Gilbert as Co-Trustees of the Greenstein/Gilbert 2003 Living Trust and Lucy Gilbert,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vastland 113 LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 68 and 69 on the plan of the Boyd Home Tract, as found of record in the R.O.D.C, Tenn., in Book 21, page 39. Said Lot 68 fronts 50 feet on the southerly side of Hayes St., and runs back between parallel lines with the westerly margin of 17th Avenue, North, formerly Williams Avenue, 180 feet to an alley. Said Lot 69 fronts 50 feet on the Southerly side of Hayes St., and runs back between parallel lines 180 feet to an alley, and adjoins Lot 68 on the west side.

Being the same property conveyed to Paul H. Gilbert and Joseph Gilbert, Jr., by deed from A. S. Weinbaum and wife, Regina Weinbaum, dated December 18, 1937, recorded December 22, 1937, of record in Book 1005, page 606, said Register's Office. The said Paul H. Gilbert has since died. By Quitclaim deed dated January 28, 1991, recorded January 30, 1991, of record in Book 8283, page 926, said Register's Office, Joseph Gilbert, Jr., disclaimed his interest in subject property as the sole heir of Paul H. Gilbert and the said one-half (1/2) undivided interest was conveyed to Joseph Gilbert, III, Lucy Gilbert and Cindy Gilbert. The said Joseph Gilbert, Jr. conveyed his interest in subject proeprty to Joseph Gilbert, III, Lucy Gilbert and Cindy Gilbert, by Quitclaim Deed dated July 9, 2001, recorded July 12, 2001, of record in Inst. No. 20010712-0074514, said Register's Office. By Quitclaim Deed dated April 15, 2004, recorded April 29, 2004, of record in Inst. No. 20040429-0048686, said Register's Office, the said Joseph Gilbert, III, conveyed his interest in subject property to Joseph Gilbert, III, Trustee of the Joseph Gilbert, III Living Trust, dated March 10, 2004, as amended and his successors in trust. By Trust Transfer Deed, dated June 3, 2003, recorded July 2, 2003, of record in Inst. No. 20030702-0091236, said Register's Office, Cindy Gilbert, a married woman as her sole and separate property, conveyed subject property to David Greenstein and Cindy Gilbert as Co-Trustees of the Greenstein/ Gilbert 2003 Living Trust.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan, with Owner's Certificate; of record in Book 21, page 39, said Register's Office.

This is unimproved property, known as 113 17th Avenue North, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2022.

The Joseph Gilbert III Living Trust dated March 10, 2004

By: _____
Joseph Gilbert III, Trustee

The Greenstein/Gilbert 2003 Living Trust

By: _____
David Greenstein, Co-Trustee

By: _____
Cindy Gilbert, Co-Trustee

_____
Lucy Gilbert

State of Tennessee

County of Davidson

On this 29th day of July, 2022, before me the undersigned authority, personally appeared ~~The Joseph Gilbert III Living Trust dated March 10, 2004, The Greenstein/Gilbert 2003 Living Trust, and Lucy Gilbert~~**Joseph Gilbert, III as Trustee of The Joseph Gilbert, III, Living Trust dated March 10, 2004,** 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 the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 21, page 39, said Register's Office.

This is unimproved property, known as 113 17th Avenue North, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of July, 2022.

The Joseph Gilbert III Living Trust dated March 10, 2004

By: _____
Joseph Gilbert III, Trustee

The Greenstein/Gilbert 2003 Living Trust

By: _____
David Greenstein, Co-Trustee

By: Cindy Gilbert
Cindy Gilbert, Co-Trustee

_____
Lucy Gilbert

State of Tennessee

County of Davidson

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared The Joseph Gilbert III Living Trust dated March 10, 2004, The Greenstein/Gilbert 2003 Living Trust, and Lucy Gilbert**Joseph Gilbert, III as Trustee of The Joseph Gilbert, III, Living Trust dated March 10, 2004,** 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 the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared **David Greenstein and Cindy Gilbert as Co-Trustees of the Greenstein 2003 Living Trust,** 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 the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of MA

County of Middlesex

On this 28th day of July, 2022, before me the undersigned authority, personally appeared **Lucy Gilbert,** 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 the execution as a free act and deed.

_____
Notary

My Commission Expires: 8/5/2022

THOMAS D. O'SHEA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 5, 2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $6,100,000.00.

_____
Affiant

Sworn and subscribed before me this _____ day of _____, 20____.

_____
Notary

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On this 28 day of July, 2022, before me the undersigned authority, personally appeared **David Greenstein and Cindy Gilbert as Co-Trustees of the Greenstein 2003 Living Trust,** 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 the execution as a free act and deed.

Ritu

Notary

My Commission Expires: 06/20/2023

RITU BHAGRA
COMM. #2294068
Notary Public - California
Santa Clara County
My Comm. Expires June 20, 2023

State of _____

County of _____

On this ____ day of _____, 20____, before me the undersigned authority, personally appeared **Lucy Gilbert,** 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 the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $6,100,000.00.

Margaret Smith

Affiant

Sworn and subscribed before me this 29th day of July, 2022.

Debbie Mann

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022