Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13594-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 745,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF September, 2022. Notary Public MY COMMISSION EXPIRES: 10.27.25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 922413 DEEDWARR
09/28/2022 09:57:56 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20220928-0107144

KATIE SHEFFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Oct 27, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trilogy Estates LLC		
3809 Harding Place	800 W. 6th St. Ste 380	130-08-0-109.00
Nashville, TN 37215	Los Angeles, CA 90017	
(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, **Melissa W. McDonald, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trilogy Estates LLC, a Tennessee limited liability company**

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:

Land in Davidson County, Tennessee, being in the 7th Civil District of said County, located on the Southerly side of Harding Place, on the proposed subdivision of the L. H. Baker 50 acre tract, described as follows:

Beginning on the Southerly margin of Harding Place, the Northwest corner of the property conveyed to W. L. Ballew and wife, by deed from Kate T. Sharber, as of record in Book 1373, page 97, Register's Office; thence with said Place, Westwardly 111 feet more or less to the Northeast corner of the property conveyed to Richard Charles Brower and wife, by deed from Henry C. Iddings and wife, as of record in Book 1416, page 501, said Register's Office; thence with Brower's Easterly line, Southwardly 334 feet; thence Eastwardly 111 feet more or less to a point; thence Northwardly 334 feet to the beginning.

Being the same property conveyed to John Russell Justice by Warranty Deed from Herbert Ligon and Patricia Ligon, husband and wife of record in Instrument No. 20120120-0005722 Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on January 20, 2012.

Said John Russell Justice died on January 3, 2018 leaving a Will and devision the real property to Melissa W. McDonald. The Will of John Russell Justice was probated in the Probate Court of Davidson County, Tennessee, under Docket Number 18P-98. See Affidavit of Inheritance of record in Instrument 20180302-0019652, in the Register's office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3809 Harding Place, Nashville, TN 37215**

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 our hands this the 23 day of September, 2022.

Melissa W. McDonald

Melissa W. McDonald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa W. McDonald,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY