Karen Johnson Davidson County
Batch# 930586 DEEDWARR
10/17/2022 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $66,600.00
20221017-0113366

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37287-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $18,000,000.00 Affiant Subscribed and sworn to before me this 4th day of October, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee of the 703 Bowling Avenue Trust, U/A dated October 3, 2022 703 Bowling Avenue Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11701010500

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, **William H. Frist, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, and his successors in trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the 703 Bowling Avenue Trust, U/A dated October 3, 2022** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 703 Bowling Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of October, 2022.

William H. Frist, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Frist, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2022.

Notary Public

My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Colonial Estates, not of record, described according to a survey made by W.W. Turner Company, Engineers, August 27, 1948, as follows:

Beginning on the westerly margin of Bowling Avenue at a stake at a fence corner, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots and a fence line, south 82 degrees 03 minutes west 550 feet to an iron pin in the easterly line of Lot No. 6; thence with the easterly line of Lots Nos. 6 and 7, north 4 degrees 00 minutes west 363 feet to an iron pin; thence north 85 degrees 30 minutes east 546.8 feet to an iron pin in the westerly margin of Bowling Avenue; thence with said Avenue, south 4 degrees 35 minutes east 330 feet to the beginning.

Being the same property conveyed to William H. Frist and wife, Karyn McLaughlin Frist, by Quitclaim Deed dated June 18, 2001 from Meridian Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20010627-0068279, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 24, 2004 of record in Instrument No. 20041130-0141762, Register's Office for Davidson County, Tennessee, William H. Frist and wife, Karyn McLaughlin Frist conveyed subject property to William H. Frist, Trustee, with full power to sell, transfer, convey, mortgage and encumber without the joinder of any beneficiary, and his successors in trust.

This conveyance is made subject to:

1. Restrictive Covenant for Detached Structure of record in Instrument No. 20051019-0126139, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/4/22

GEORGE E. MUDTER, JR.
Dated 10/4/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/4/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

