RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 937310 DEEDWARRSP
11/02/2022 03:54:45 PM 3 pgs
Fees: $18.00 Taxes: $7,196.50

20221102-0118525

BOX 10-A

SPECIAL WARRANTY DEED

This Instrument Prepared By:
D. Dylan Potter
Hardeman, Montgomery & Potter
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Address New Owner	Send Tax Bills To:	Map/Parcel
Joe Ledbetter 205 Carden Avenue, Nashville, TN 37205	Same	104-13-0-029.00

STATE OF Tennessee)
COUNTY OF Davidson)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, for this transfer is $1,945,000.00.

Affiant

Sworn to and subscribed before me this 31st day of October 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: My Commission Expires November 26, 2022

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, **EQUITABLE TRUST COMPANY TRUSTEE OF THE SUSAN G. LIPMAN TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY ELIZA LEDBETTER, MARRIED,** 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:

SEE EXHIBIT "A" ATTACHED

unimproved
This is improved x property, known as 205 Carden Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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.

Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Witness my hand this 31st day of October, 2022.

EQUITABLE TRUST COMPANY
TRUSTEE OF THE SUSAN G. LIPMAN TRUST

Stephanie Edwards, V.P.
BY: STEPHANIE EDWARDS, TRUST ADVISOR

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Stephanie Edwards, Trust Advisor of Equitable Trust Company with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trust Advisor of Equitable Trust Company who is the Trustee of The Susan G. Lipman Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 31st day of October, 2022.

Commission expires 11/3/2025

ANNETTE MAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Annette Mayes
Notary Public

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 in Block "F" in the Bransford Realty Company's Subdivision of Lots Nos. 6, 7, 9 to 19 inclusive, and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, a plan of which is of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Susan G. Lipman and husband, Robert S. Lipman by Warranty Deed from Michael L. Wales and wife, Gail P. Wales of record in Instrument No. 20051024-0127596, Register's Office for Davidson County, Tennessee, dated October 21, 2005. The said Susan G. Lipman (a/k/a Susan Orr Gracey) and Robert S. Lipman having since divorced as evidenced by a Divorce Decree and Marital Dissolution Agreement filed as Civil Action No. 31806 in the Chancery Court of Williamson County, Tennessee.

Being the same property conveyed to Robert S. Lipman by Quitclaim Deed from Susan Orr Gracey of record in Instrument No. 20080404-0034592 Register's Office for Davidson County, Tennessee, dated March 26, 2008.

Being the same property conveyed to Susan G. Lipman Trust by Quitclaim Deed from Robert S. Lipman of record in Instrument No. 20080421-0040436, Register's Office for Davidson County, Tennessee, dated April 02, 2008.