THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 939132 DEEDWARR
11/08/2022 02:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221108-0119991

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JOE H. BANDY, JR., as Trustee, Affiant

Subscribed and sworn to before me,
this 8th day of November, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Joe H. Bandy, Jr. and Joe H. Bandy, III, Co-Trustees of the Joe H. Bandy, Jr. Revocable Trust 11 Burton Hills Blvd. S-352 Nashville, TN 37215	Joe H. Bandy, Jr. and Joe H. Bandy, III, Co-Trustees of the Joe H. Bandy, Jr. Revocable Trust 11 Burton Hills Blvd. S-352 Nashville, TN 37215	117 15 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JOE H. BANDY, JR.**, (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **JOE H. BANDY, JR. and JOE H. BANDY, III, as Co-Trustees of the JOE H. BANDY, JR. REVOCABLE TRUST u/a dated November 8, 2022**, its successors and assigns (the "Grantee"), certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Beginning at a point lying on the easterly margin of Hillsboro Pike, said point further described as being the southwest corner of the Joe H. Bandy, Jr. and wife, Betty S. Bandy, property as of record in Book 4983, Page 266, Register's Office of Davidson County, Tennessee and the northwest corner of Hillsboro High School as of record in Book 1910, Page 61, and Book 4749, Page 925, R.O.D.C. thence leaving the said easterly margin of

Hillsboro Pike and running with the southerly line of the said Joe H. Bandy, Jr., et ux, property south 88 degrees 10 minutes 16 seconds east a distance of 125.09 feet to the southeast corner of the said Joe H. Bandy, Jr., et ux, property; thence leaving the said southerly line of Joe H. Bandy, Jr., et ux, property south 25 degrees 38 minutes 10 seconds west a distance of 23.67 feet to a point lying on the northerly line of the said Hillsboro High School; thence running with the said northerly line of Hillsboro High School north 77 degrees 33 minutes 25 seconds west a distance of 117.55 feet to the point beginning, containing 0.03, more or less, acres. Being a 0.03, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed to Valentine Properties, Inc. from the Metropolitan Government of Nashville and Davidson County, in Book 5056, Page 581, R.O.D.C.

Being the same property conveyed by Valentine Properties, Inc. to Joe H. Bandy, Jr. and wife, Betty S. Bandy, by Warranty Deed dated October 10, 1977, recorded in Book 5212, Page 233 in the Register's Office for Davidson County, Tennessee. Joe H. Bandy, Jr. obtained fee simple title to the subject property by surviving his spouse, Betty S. Bandy, who died on June 26, 2003. A copy of her Certificate of Death is attached hereto as Exhibit A.

This is improved property known as 3800 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

WITNESS my hand this 8th day of November, 2022.

Joe H Bandy, Jr.

JOE H. BANDY, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE H. BANDY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore to the information therein and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 8th day of November, 2022.



Lisa D Hill
Notary Public

My Commission Expires: 5/5/2025

EXHIBIT A

Certificate of Death of Betty S. Bandy

[Copy Attached]

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

TYPE OR PRINT IN PERMANENT BLACK INK

CERTIFICATE OF DEATH
FLORIDA

LOCAL FILE NO.

DECEDENT

1. DECEDENT'S NAME: First: AKA Betty Elizabeth | Middle: S. | Last: Senter Bandy Bandy | 2. SEX: Female
3. DATE OF DEATH (Month, Day, Year): June 26, 2003 | 4. SOCIAL SECURITY NUMBER: -4676 | 5a. AGE-Last Birthday (years): 68 | 5b. UNDER 1 YEAR: Months / Days | 5c. UNDER 1 Day: Hours / Minutes
6. DATE OF BIRTH (Month, Day, Year): February 01, 1935 | 7. BIRTHPLACE (City and State or Foreign Country): Humboldt, Tennessee | 8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No): NO
9a. PLACE OF DEATH (Check only one; see instructions on other side): Hospice Care — HOSPITAL: Inpatient / ER-Outpatient / DOA — OTHER: Nursing Home / Residence / X Other (Specify) Facility | 9b. INSIDE CITY LIMITS? (Yes or No): Yes
9c. FACILITY NAME (If not institution, give street and number): Hospice of Volusia/Flagler | 9d. CITY, TOWN, OR LOCATION OF DEATH: Port Orange | 9e. COUNTY OF DEATH: Volusia
10a. DECEDENT'S USUAL OCCUPATION: Homemaker | 10b. KIND OF BUSINESS/INDUSTRY: Own Home | 11. MARITAL STATUS – Married, Never Married, Widowed, Divorced (Specify): Married | 12. SURVIVING SPOUSE (If wife, give maiden name): Joe H. Bandy, Jr.
13a. RESIDENCE - STATE: Tennessee | 13b. COUNTY: Davidson | 13c. CITY, TOWN, OR LOCATION: Nashville | 13d. STREET AND NUMBER: 3920 Caylor Drive
13e. INSIDE CITY LIMITS? (Yes or No): Yes | 13f. ZIP CODE: 37215 | 14. WAS DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify No or Yes – If yes, specify Haitian, Cuban, Mexican, Puerto Rican, etc.) X No / Yes — Specify: | 15. RACE – American Indian, Black, White, etc. Specify: White | 16. DECEDENT'S EDUCATION (Specify only highest grade completed): Elementary/Secondary (0 - 12): | College (1-4 or 5+): 2

PARENTS

17. FATHER'S NAME (First, Middle, Last): Willis M. Senter | 18. MOTHER'S NAME (First, Middle, Maiden Surname): Rubye L. Peterson

19a. INFORMANT'S NAME (Type/Print): Joe H. Bandy, Jr. | 19b. MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code): 3920 Caylor Dr., Nashville, Tennessee 37215

DISPOSITION

20a. METHOD OF DISPOSITION: ___ Burial / X Cremation / ___ Removal from State / ___ Donation / ___ Other (Specify) | 20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Atlas Crematory | 20c. LOCATION – City or Town, State: Rockledge, Florida

21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH | 21b. LICENSE NUMBER (of Licensee): 4135 | 21c. NAME AND ADDRESS OF FACILITY: Atlantic Mortuary P.O.Box 560433 Rockledge, FL 3295

CERTIFIER

To be Completed by CERTIFYING PHYSICIAN Only:
22a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) as stated. (Signature and Title) ▸ [signature]
22b. DATE SIGNED (Mo., Day, Yr.): 7/1/03 | 22c. HOUR OF DEATH: 5:50 A. M
22d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print): 7/1/03

To be Completed by MEDICAL EXAMINER:
23a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner as stated. (Signature and Title) ▸
23b. DATE SIGNED (Mo., Day, Yr.) | 23c. HOUR OF DEATH: M
23d. MEDICAL EXAMINER'S CASE #

24. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, MEDICAL EXAMINER) (Type or Print): Pedro Alhambra, M.D., 4606 Clyde Morris Blvd., Port Orange, Florida 32124

25a. SUBREGISTRAR – SIGNATURE AND DATE ▸ | 25b. LOCAL REGISTRAR – SIGNATURE: Carol Medeiros CDR | 25c. DATE REGISTERED: July 3, 2003

26. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. | Approximate Interval Between Onset and Death

PART II

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

JUL 07 2003

BY Carol Medeiros, CDR State Registrar

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK.

14340743

THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

FLORIDA DEPARTMENT OF HEALTH

DOH FORM 1504 (10-98)

CERTIFICATION OF VITAL RECORD

VOID IF ALTERED OR ERASED

004237

202211080119991

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 8, 2022.

11-8-2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of November, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

