Karen Johnson Davidson County
Batch# 945767 DEEDWARR
11/29/2022 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20221129-0125192

6091

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.: 62844
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
153 Cheek Road Trust u/a/d October 22, 2022 153 Cheek Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13009005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith S. Wells and Beverly B. Wells, Trustees of the Keith & Beverly Wells Living Trust May 21, 2020**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **153 Cheek Road Trust u/a/d October 22, 2022,** 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 the Easterly 115 feet of the Westerly 150 feet of Lot No. 12 of Block "D" on the Map of the revised plan of Highlands of Belle Made No. 2, of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Said part of Lot 12 fronts 115 feet on the Southerly side of Cheek Road and runs back between parallel lines 175 feet to the Northerly margin of a 25 foot street.

Being the same property conveyed to Keith S. Wells and Beverly B. Wells, husband and wife, by Warranty Deed from Cole Barfield and Christen Barfield, husband and wife, dated May 15, 2018 and recorded on May 15, 2018, of record in Inst. No. 20180515-0046449, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated May 21, 2020, recorded June 1, 2020, of record in Inst. No. 20200601-0055956, said Register's Office, subject property was conveyed to Keith S. Wells and / or Beverly B. Wells, Trustees of the Keith & Beverly Wells Living Trust.

And also conveyed without warranties of title is the following parcel, conveyed to Hardee C. Kilgore and wife, Martha (prior owners), dated April 27, 1953, of record in Book 2145, page 337, said Register's Office, described as follows:
Land in Davidson County, Tennessee, being a strip of land 25 feet wide and 115 feet long, which strip of land was formerly an unaccepted dedicated street on "Revised Plan of Highlands of Belle Meade No. 2", which parcel of land begins at the southeast corner of the lot presently owned by said Grantees and hereinafter described, and runs westerly 115 feet to a point, which point is the southwesterly corner of the lot presently owned by Grantees; thence southerly 25 feet along the line which is a continuation of the westerly boundary of the lot presently owned by Grantees; thence easterly 115 feet to a point on the line which is a continuation of the easterly border of Grantees'

lot; thence northerly 25 feet back to the point of beginning.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 18, said Register's Office; Restrictions of record in Book 1812, page 463, said Register's Office; Easement to Southern Bell Telephone and Telegraph Company of record in Book 1065, page 6, said Register's Office.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A".

This is improved property, known as 153 Cheek Road, Nashville, TN 37205

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 29th day of November, 2022.

Keith S. Wells Trustee
Keith S. Wells, Trustee

Beverly B. Wells Trustee
Beverly B. Wells, Trustee

State of Tennessee

County of Davidson

On this 29th day of November, 2022, before me the undersigned authority, personally appeared Keith S. Wells, Trustee and Beverly B. Wells, Trustee of the Keith & Beverly Wells 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.

My Commission Expires:

CHRISTY WIVEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2026

Notary

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: $3,400,000.00.

Affiant

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

Notary

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2025

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 29 day of November, 2022.

Ernest D. Bennett, III 11/29/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29 day of November, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023

Exhibit "A"

THIS INSTRUMENT PREPARED BY:

Ivey Title, LLC, Attorneys
104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
(615) 298-3312

CERTIFICATION OF TRUST

KEITH & BEVERLY WELLS LIVING TRUST

The undersigned Trustees, pursuant to Tennessee Code Annotated Section 35-15-1013, declare under oath that the following is a summary of the information and provisions contained in a certain revocable trust called the Keith & Beverly Wells Living Trust (the "Trust"), and is intended to serve as evidence of the existence and validity of the Trust.

1. The Trust is currently in existence and came into existence by execution of a certain community property trust agreement executed on May 21, 2020.

2. The Grantors are Keith S. Wells and Beverly E. Wells, husband and wife. The currently acting Trustees are Keith S. Wells and/or Beverly E. Wells. The Successor Trustees are set forth in the trust agreement.

3. The Trust grants to the Trustees all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to, the powers granted in the Uniform Trust Code, as adopted in Tennessee, and any other powers granted in Title 35 of the Tennessee Code, even if any trust named in the Trust is administered in a state other than Tennessee or any Trustee named in the Trust is a citizen or resident of a state other than Tennessee.

4. The Trust is revocable. The Trust may be amended or revoked by the Grantors.

5. While Keith S. Wells and Beverly E. Wells are serving as Trustees, they are to serve jointly or severally as Trustees; each Trustee may act alone without the signature, consent, approval, joinder or other participation of the other Trustee.

6. The Trust designates one or more successor Trustees. Any third party may rely on the authority of any Successor Trustee without proof of their succession.

7. The tax identification number of the Trust is the social security number of one of the Trustees.

8. The assets of the Trust should be titled in the name of the Keith & Beverly Wells Living Trust dated May 21, 2020.

9. To the best of each Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in the Certification of Trust to be incorrect.

Dated: This 29th day of November, 2022.

TRUSTEES:

Keith S. Wells Trustee
Keith S. Wells, Trustee

Beverly B Wells Trustee
Beverly B. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, a Notary Public in and for said County, in said State, does hereby certify that the within named KEITH S. WELLS whose name is signed to the foregoing Certification and who is known to me (or proved to me by satisfactory evidence), and who acknowledged before me on this day that, being informed of the contents of the Certification, such person(s) executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, a Notary Public in and for said County, in said State, does hereby certify that the within named BEVERLY B. WELLS, whose name is signed to the foregoing Certification and who is known to me (or proved to me by satisfactory evidence), and who acknowledged before me on this day that, being informed of the contents of the Certification, such persons executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026