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

Karen Johnson Davidson County
Batch# 947113 DEEDWARR
12/02/2022 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20221202-0126362

Ivey Title, LLC Ref: (DW) Title No.: 62789
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith S. Wells, Trustee Beverly B. Wells, Trustee 25 Foxhall Close Nashville, TN 37215	Keith S. Wells, Trustee Beverly B. Wells, Trustee 25 Foxhall Close Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117090A02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul Rust Stumb, Jr., Mary Schlater Stumb, and Truxton Trust Company, Co-Trustees of the Stumb Family Trust, dated August 14, 2017** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith S. Wells and/or Beverly B. Wells, Trustees of the Keith & Beverly Wells Living Trust,** 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 Lot No. 23 on the Plan of Foxhall Close of record in Book 4860, page 46, amended in Book 4974, page 718, Book 5005, page 36 and Book 5380, page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul R. Stumb and spouse, Mary S. Stumb by Warranty Deed from Edwin B. Anderson and spouse, Anne Marie C. Anderson, dated June 7, 1990 and recorded on June 8, 1990 of record in Book 8127, page 75, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 14, 2017, recorded August 28, 2017 of record in Instrument 20170828-0088244, said Register's Office, subject property was conveyed to Paul Rust Stumb, Jr., and Mary Schlater Stumb, Co-Trustees of The Stumb Family Trust, dated August 14, 2017. The Stumb Family Trust Agreement dated August 14, 2017, as amended April 13, 2021, names Truxton Trust Company as an additional trustee of said Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 4860, page 46, amended in Book 4974, page 718, Book 5005, page 136, Book 5380, page 122, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, Book 5792, page 781, Book 5832, page 378, Book 5875, page 873, Instrument No. 20150226-0016797 and Instrument No. 20171228-0132013, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Foxhall Close Co-Operative Corporation of record in Book 5147, page 812, Book 5842, page 860 and Instrument No. 20150226-0016796, said

Register's Office. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Sewers of record in Book 5016, page 553, and Book 5016, page 577, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6897, page 51, said Register's Office.

This is improved property, known as 25 Foxhall Close, 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 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 on the dates shown in the notary acknowledgments.

The Stumb Family Trust

Truxton Trust Company, Trustee

By: _____
Susan Ney, Vice President of Truxton Trust

_____
Paul Rust Stumb, Trustee

_____
Mary Schlater Stumb, Trustee

State of Tennessee
County of Davidson

On this 1st day of December, 2022, before me, the undersigned, personally appeared **Susan Ney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President of Truxton Trust Company,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

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

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

On this 1st day of December, 2022, before me the undersigned authority, personally appeared **Paul Rust Stumb, Jr. and Mary Schlater Stumb**, 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.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2026

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: $1,500,000.00.

Affiant

Sworn and subscribed before me this ~~1st~~ 29th day of ~~December~~ November, 2022.

Notary

My Commission Expires:

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