Karen Johnson Davidson County
Batch# 955851 DEEDWARR
12/28/2022 02:04:08 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221228-0133219

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.: 62925
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erskine Bronson Ingram, III 2008 Trust c/o Pinnacle Trust P.O. Box 291947 Nashville, TN 37229-1947	NEW OWNER

TAX MAP PARCEL NUMBERS: 11603012600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Allison B. Sheehan, having a 50% undivided interest, and Monica B. Warren, having an undivided 50% interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah LeBrun Ingram and Pinnacle Bank, Co-Trustees of the Erskine Bronson Ingram, III 2008 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 the northerly 1/2 of Lot No. 102 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, the "plat", as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and further described on that certain ALTA/NSPS Land Title Survey of 150 Woodmont Boulevard, Map 116-3, Parcel 126, prepared by Cherry Land Surveying, Inc., dated December 9, 2022, and certified by Michael H. Charette, Tennessee Registered Land Surveyor No. 2048, the "survey" which is attached as Exhibit "A", as follows:

Said part of Lot No. 102 fronts 50 feet (plat) / 49.88 feet (survey) on the easterly side of Woodmont Avenue and runs back between parallel lines 200 feet (plat) / 199.86 feet and 199.94 feet on the northerly and southerly lines respectively (survey) to a dead line (plat) measuring 50.14 feet (survey).

Being the same property conveyed to John E. Burns by Warranty Deed from Richard Coleman Hinson and wife, Maxine Peevyhouse Hinson, dated May 20, 1968 and recorded on July 3, 1968, of record in Book 4248, page 482, Register's Office for Davidson County, Tennessee. by Executor's Deed dated August 31, 2022, recorded September 10, 2022, of record in Inst. No. 20220901-0098736, said Register's Office, Portia H. Wells, Executor of the Estate of John Edward Burns, conveyed subject property to Allison B. Sheehan, having a 50% undivided interest, and Monica B. Warren, having an undivided 50% interest.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; all matters shown on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee; and overhead utility lines across the easterly front portion of the subject property and at the rear property line of the subject property as shown on that certain ALTA/NSPS Land Title Survey

of 150 Woodmont Boulevard, Map 116-3, Parcel 126, prepared by Cherry Land Surveying, Inc., dated December 9, 2022, and certified by Michael H. Charette, Tennessee Registered Land Surveyor No. 2048.

This is unimproved property, known as 150 Woodmont Boulevard, 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 20th day of December, 2022.

Allison B. Sheehan

Monica B. Warren

State of Tennessee

County of Davidson

On this 20th day of December, 2022, before me the undersigned authority, personally appeared Allison B. Sheehan and Monica B. Warren, 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 W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $525,000.00.

Affiant

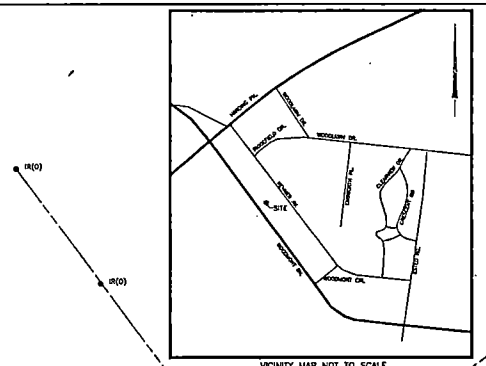
Sworn and subscribed before me this 20th day of December, 2022.

My Commission Expires:

MARGARET TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

EXHIBIT A



VICINITY MAP NOT TO SCALE

GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

STATE PLANE

LEGEND

WATER VALVE
WATER METER
FIRE HYDRANT
IRON ROD NEW — O IR(N)
IRON ROD OLD — ● IR(O)
CLEAN-OUT — ○ CO
GUARD POST — ○ GP
SIGN POST
MANHOLE
UTILITY POLE
LIGHT POLE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC.
WALL
CURB
OVERHEAD UTILITY — OH — OH
FIBER OPTIC — FO — FO
WATER LINE — W — 8"
SEWER LINE — SA — 8"
GAS LINE — G — 6"
FENCE LINE — X — X

DESCRIPTION

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 102 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 102 fronts 50 feet on the easterly side of Woodmont Avenue and runs back between parallel lines 200 feet to a deed line.

Being the same property conveyed to John E. Burns by Warranty Deed from Richard Coleman Hinson and wife, Maxine Perryhouse Hinson, dated May 20, 1968 and recorded on July 3, 1968, of record in Book 4248, page 482, Register's Office for Davidson County, Tennessee. by Executor's Deed dated August 31, 2022, recorded September 10, 2022, of record in Inst No. 20220901-0098736, said Register's Office, Portia H. Wells, Executor of the Estate of John Edward Burns, conveyed subject property to Allison B. Sheehan, having a 50% undivided interest, and Monica B. Warren, having an undivided 50% interest.

PLAT REFERENCE

PART OF LOT 102, KENNER-MANOR LAND COMPANY'S
SECOND SUBDIVISION OF THE KENNER TRACT
PLAT BOOK 421, PAGE 100
REGISTER'S OFFICE of DAVIDSON COUNTY, Tn

DEED REFERENCE

DEED INSTRUMENT No. 20220901-0098736
REGISTER'S OFFICE of DAVIDSON COUNTY, Tn
OWNER of RECORD: ALLISON B. SHEEHAN & MONICA B. WARREN

TOTAL AREA

10,000 Sq. Ft. (0.23 ACRES ±)

TITLE EXCEPTIONS

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 62925, DATED 11/09/2022, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT.
SCHEDULE B -SECTION II

EXCEPTION ITEM NO.

9) PROPERTY IS SUBJECT TO ALL MATTERS ON THE PLAN OF RECORD IN BOOK 421, PAGE 100, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.7

To: First American Title Company, Ivey Title, LLC, Sarah L. Ingram and Pinnacle Bank as Co-Trustees of the Erskine Bronson Ingram, III 2008 Trust, and Erskine Bronson Ingram, III, their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6, 11(a), 13, 16 and 20 of Table A thereof. The field work was completed on December 5, 2022.

I further certify that this is a category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1:10,000.

MICHAEL H. CHARETTE
12-16-22
TENNESSEE NO. 2048

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

MICHAEL H. CHARETTE R.L.S. # 2048

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE 811 1-800-351-1111.

2) PARCEL NUMBERS SHOWN THUS (126) REFER TO TAX MAP 116-3.

3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C0352 H, DATED: 04-05-17, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONES X

4) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

5) THIS PROPERTY IS CURRENTLY ZONED: R10

6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

8) THERE WERE NO VISIBLE ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY OBSERVED AT THE TIME OF FIELD WORK.

ALTA/NSPS LAND TITLE SURVEY
OF
150 WOODMONT BOULEVARD
MAP 116-3, PARCEL 126

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' - DATE: DECEMBER 9, 2022
REVISED DATE: DECEMBER 16, 2022-REVISED CERTIFICATE

20 0 10 20 40
GRAPHIC SCALE - 1" = 20'

JOB# 22130 MHC

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