WARRANTY DEED

Karen Johnson Davidson County
Batch# 955863 **DEEDWARR**
12/28/2022 02:20:51 PM 4 pgs
Fees: $23.00 Taxes: $8,325.00

20221228-0133251

T-TAG-22-4424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2022.

A Denise Woods
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Victoria T. Alexander and Dave Alexander, III	CapStar Bank	
(NAME)	(NAME)	130-06-0-039-00
4424 Sheppard Place	2002 Richard Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3814	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCIA LANDSTREET CHERRY AND HOLLY HAYES ANDERSON WILDS AND NOEL ANDERSON ANDERSON AND CHARLES GARRETT ANDERSON AND BRIAN ANDERSON AND DAVID ANDERSON AND CHRISTIAN NOEL ANDERSON AND ALICIA SAYLE ANDERSON HUDSON AND MOLLIE BLAIR ANDERSON AND RALPH MICHAEL LARSEN ANDERSON AND CAROLYN MACDONALD AND MARGARET WOOTEN AND TREVANIA DUDLEY HENDERSON AND JAMES COLLINS LANDSTREET AND JANE LANDSTREET LONGHURST AND BEVERLY WALTER LANDSTREET, IV AND THOMAS FAIRFAX LANDSTREET,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTORIA T. ALEXANDER AND DAVE ALEXANDER, III, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
The following described tract of land in Davidson County, Tennessee:

Being the Southerly 25 front feet and 10 feet rear of Lot No. 11 on the plat of a subdivision of Lots 12 and 13 of Belle Meade Plan No. 2 as of record in Book 421, Page 112, Register's Office for said county.

Said part of Lot No. 11 fronts 25 feet on the Easterly side of Jackson Boulevard and runs back 200 feet, more or less, to the Westerly line of Lot No. 12, measuring 10 feet thereon.

Tract II:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 10 on the plat of a subdivision of Lots 12 and 13 and resubdivision of Lots 10 and 11 of Belle Meade Plan Number 2, as of record in Book 421, Page 112, of the Register's Office for Davidson County, Tennessee.

Said Lot number 10 fronts 200 feet on the Easterly side of Jackson Boulevard and runs back between parallel lines with the Northerly margin of Sheppard Place, 200 feet to the Westerly line of Lot Number 9 on said plan and is a part of the original Lot Number 13.

Tract I
Being the same property conveyed to Thomas J. Anderson, Trustee by Warranty Deed from John H. Teas and Bernice F. Teas, dated April 15, 1939 and recorded on July 31, 1939, of record in Book 1126, page 51, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 11, 1984, of record in Book 6358, page 161, said Register's Office, Thomas J. Anderson, Trustee, conveyed subject property to Charles M. Anderson, Successor Trustee. Subject property was further conveyed to Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) by Quitclaim Deed dated October 30, 1984, recorded October 31, 1984, of record in Book 6415, page 825, said Register's Office. The said Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.) has since died. Agreement of record in Inst. No. 20010222-0016946, said Register's Office, designated William Joseph Anderson III as Successor Trustee, by the beneficiaries set forth under the Last Will and Testament of Mrs. William J. Anderson, Sr., attached as an exhibit to said Agreement. Subject

property was directed to be held in trust for the use and benefit of Nancy Anderson Landstreet during her lifetime, with the remainder upon her death to be transferred in equal shares to the **children of Mrs. William J. Anderson, Sr.,** with the issue of a deceased child to take the parent's share per stirpes. The said **Nancy Anderson Landstreet** has since died, being survived by five children: Lucia Landstreet Cherry, James Collins Landstreet II, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, and Thomas Fairfax Landstreet. The said Nancy Anderson Landstreet was preceded in death by all of her siblings as follows: **Jane Anderson Dudley**, survived by one child, Trevania Dudley Henderson; **Thomas Jefferson Anderson,** survived by one child, Mary Carolyn Anderson Porter, now deceased and survived by two children: Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald; **William Joseph Anderson, Jr.,** survived by two children, Harriett Buttorff Anderson Robinson, now deceased with no issue, and William J. Anderson III, now deceased survived by four children: William J. Anderson IV, now deceased with no issue, Alice Sayle Anderson Hudson, Ralph Michael Larsen Anderson and Mollie Blair Anderson; and **Charles M. Anderson**, survived by four children: Noel Anderson Anderson (f/k/a Catherine Noel Anderson), Charles Garrett Anderson, Holly Hayes Anderson Wilds, and Allen French Anderson, now deceased, survived by three children: Brian Anderson, David Anderson and Christian Noel Anderson. By Affidavit of Heirship of record in Inst. No. 20221228-0133235, the above named were established as the heirs a law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.)

Tract II
Being the same property conveyed to Thomas J. Anderson, Trustee, by Deed from John B. Howe and wife, Laura B. Howe, dated September 19, 1935, recorded October 2, 1935, of record in Book 982, page 31, said Register's Office. The said Thomas J. Anderson has since died. There is no instrument with respect to any trust of which Thomas J. Anderson is trustee. By Affidavit in furtherance of title of record in Inst. No. 20221228-0133236, Register's Office for Davidson County, Tennessee, Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald were established as the heirs and beneficiaries of Thomas J. Anderson, the deceased "trustee" and also two of the heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), the intended beneficiary of the "trust". Margaret Frances Porter Wooten and Carolyn Montague Porter McDonald , along with the remaining heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), Lucia Landstreet Cherry, James Collins Landstreet II, Beverly Walter Landstreet IV, Jane Landstreet Longhurst, Thomas Fairfax Landstreet, Trevania Dudley Henderson, Alice Gayle Anderson Hudson, Ralph Michael Larsen Anderson, Mollie Blair Anderson, Noel Anderson Anderson (f/k/a Catherine Noel Anderson), Charles Garrett Anderson, Holly Hayes Anderson Wilds, Brian Anderson, David Anderson and Christian Noel Anderson, the heirs at law of Nancy Joseph Anderson (Mrs. William J. Anderson, Sr.), agreed to the intent of said "trust" and ratified the terms of said "trust" as set forth in the said Affidavit in furtherance of title.

Chris Anderson and Christian Noel Anderson are one and the same person.

Carolyn McDonald, Carloyn MacDonald, and Carolyn Montague Porter McDonald are one and the same person.

James Collins Landstreet II and James Collins Landstreet are one and the same person.

This conveyance is subject to:
- Taxes for the year 2023 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee.
- Right of Way's of Jackson Boulevard and Shepard Place, aka Sheppard Place.
- Any rents and/or leases or rights of tenants in possession.
- Agreement of record in Instrument Number 20010222-0016946, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4424 Sheppard Place, Nashville, Tennessee 37205-3814**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 16th DAY OF DECEMBER, 2022.

Lucia Landstreet Cherry

Holly Hayes Anderson Wilds

Noel Anderson Anderson by Candace A. Anderson, Attorney In Fact

Charles Garrett Anderson by Candace A. Anderson, Attorney In Fact

Brian Anderson by Candace A. Anderson, Attorney In Fact

David Anderson by Candace A. Anderson, Attorney In Fact

Christian Noel Anderson by Candace A. Anderson, Attorney In Fact

Alicia Sayle Anderson Hudson

Mollie Blair Anderson by Candace A. Anderson, Attorney In Fact

Ralph Michael Larsen Anderson by Candace A. Anderson, Attorney In Fact

Carolyn McDonald by Candace A. Anderson, Attorney In Fact

Margaret Wooten by Candace A. Anderson, Attorney In Fact

Trevania Dudley Henderson by Candace A. Anderson, Attorney In Fact

James Collins Landstreet by Candace A. Anderson, Attorney In Fact

Jane Landstreet Longhurst by Candace A. Anderson, Attorney In Fact

Beverly Walter Landstreet, IV by Candace A. Anderson, Attorney In Fact

Thomas Fairfax Landstreet by Candace A. Anderson, Attorney In Fact

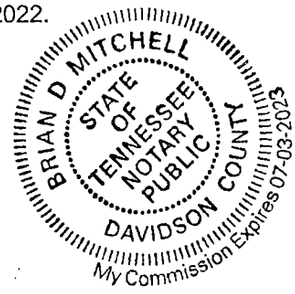
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCIA LANDSTREET CHERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



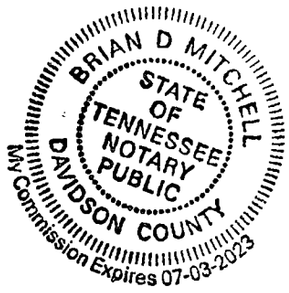
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY HAYES ANDERSON WILDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA SAYLE ANDERSON HUDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace A. Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NOEL ANDERSON ANDERSON, CHARLES GARRETT ANDERSON, BRIAN ANDERSON, DAVID ANDERSON, CHRISTIAN NOEL ANDERSON, MOLLIE BLAIR ANDERSON, RALPH MICHAEL LARSEN ANDERSON, CAROLYN MCDONALD, MARGARET WOOTEN, TREVANIA DUDLEY HENDERSON, JAMES COLLINS LANDSTREET, JANE LANDSTREET LONGHURST, BEVERLY WALTER LANDSTREET, IV, AND THOMAS FAIRFAX LANDSTREET, and who acknowledged they executed the same as the free act and deed of the said NOEL ANDERSON ANDERSON, CHARLES GARRETT ANDERSON, BRIAN ANDERSON, DAVID ANDERSON, CHRISTIAN NOEL ANDERSON, MOLLIE BLAIR ANDERSON, RALPH MICHAEL LARSEN ANDERSON, CAROLYN MACDONALD, MARGARET WOOTEN, TREVANIA DUDLEY HENDERSON, JAMES COLLINS LANDSTREET, JANE LANDSTREET LONGHURST, BEVERLY WALTER LANDSTREET, IV, AND THOMAS FAIRFAX LANDSTREET.

Witness my hand and official seal, this the 14th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

