THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221042777

Karen Johnson Davidson County
Batch# 958021 **DEEDWARR**
01/05/2023 09:51:35 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00

20230105-0000887

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

~~STATE OF TENNESSEE~~ Commonwealth of Massachusetts)
COUNTY OF ~~DAVIDSON~~ Middlesex

The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00.

Nina Parker Ganz
Affiant

Subscribed and sworn to before me, this ~~19th~~ 15 day of December, 2022.

Notary Public
My Commission Expires:
9/8/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Home Base TAMT, LLC. 4400 Iroquois Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nina Parker Ganz, as successor trustee of the Elaine Parker Inter Vivos Trust, as amended, altered, modified, or restated, u/a dated July 22, 2013, as successor trustee of the Frank Parker Marital Trust, as successor trustee of the Frank Parker Family Trust and as successor trustee of the Elaine Parker Family Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Home Base TAMT, LLC.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the City of Belle Meade, Davidson County, Tennessee, being the Easterly part of Lot No. 177 on Plan of Royal Oaks Land Co's Subdivision Of The Baker Tract as of record in Plat Book 421, Pages 102 and 103, Register's Office for said County, described as follows:

Beginning on the Northwest corner of 8th Street and West View Avenue, being the Southeast corner of said Lot No. 177; thence with the Northerly margin of said street, Westerly 300 feet to a point Lot 177, 100 feet Easterly from the Southwest corner of said Lot; thence Northerly parallel with the West line of said lot 243 feet, more or less, to the line between Lots Nos 176 and 177; thence with said line Easterly 303 feet to the Westerly's margin of said avenue; thence with the westerly margin of said avenue, Southerly 253 feet to the beginning.

Being the same property conveyed to Frank L. Parker and wife, Elaine M. Parker, by Warranty Deed from Irving Silver and wife, Norene Sanders Silver, of record in Book 4251, Page 878, in the Register's Office of Davidson County, Tennessee, dated July 15, 1968 and recorded on July 18, 1968.

Being the same property conveyed to Elaine M. Parker, married, by Quitclaim Deed from Frank L. Parker, married, of record in Instrument No. 20020307-0028457, in the Register's Office of Davidson County, Tennessee, dated March 1, 2002 and recorded on March 7, 2002.

Being the same property conveyed to Elaine M. Parker, solely in her capacity as trustee of the Elaine Parker Inter Vivos Revocable Trust, as it may be amended, altered, modified, or restated, under an agreement dated February 22, 2013, by Quitclaim Deed from Elaine M. Parker, of record in Instrument No. 20150717-0070051, in the Register's Office of Davidson County, Tennessee, dated July 16, 2015 and recorded on July 17, 2015. Correction Deed recorded in Instrument No. 20150821-0084559.

Elaine M. Parker died October 8th, 2021. Her spouse, Frank Parker, died on August 10th, 2022. Nina Parker Ganz is the successor trustee of the Elaine Parker Inter Vivos Trust. Nina Parker Ganz is the successor trustee of the Frank Parker Marital Trust, the Frank Parker Family Trust and the

Elaine Parker Family Trust and joins in to convey any interest those trusts have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Land Co's Subdivision Of The Baker Tract, as recorded in Plat Book 421, Page(s) 102&103 .

Easement for Sanitary Sewer, recorded in Book 5787, Page 156.

This is improved property located at 4400 Iroquois Avenue Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~16~~ 15th day of December, 2022.

The Elaine Parker Inter Vivos Trust,
as amended, altered, modified, or restated,
u/a dated July 22, 2013

Nina Parker Ganz, Trustee

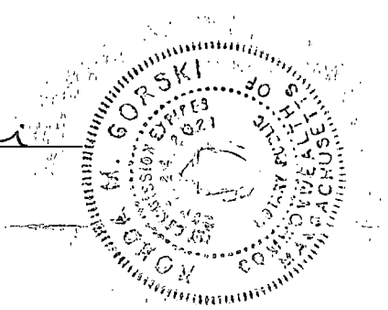
BY: Nina Parker Ganz, Successor Trustee

NPG Commonwealth of Massachusetts
~~STATE OF TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~) Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Parker Ganz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of the Elaine Parker Inter Vivos Trust, as amended, altered, modified, or restated, u/a dated July 22, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this ~~16~~ 15th day of December, 2022.

Brenda M. Gorski
Notary Public



My Commission Expires: 9/8/2028

The Frank Parker Marital Trust

Nina Parker Ganz Trustee

BY: Nina Parker Ganz, Successor Trustee

NPG

~~STATE OF TENNESSEE~~ Commonwealth of Massachusetts)

COUNTY OF ~~DAVIDSON~~) Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Parker Ganz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of the Frank Parker Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this ~~16~~ 15th day of December, 2022.

Notary Public

My Commission Expires: 9/8/2028

The Frank Parker Family Trust

Nina Parker Ganz, Trustee

BY: Nina Parker Ganz, Successor Trustee

NPG

~~STATE OF TENNESSEE~~ Commonwealth of Massachusetts)

COUNTY OF ~~DAVIDSON~~) Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Parker Ganz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of the Frank Parker Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this ~~16~~ 15th day of December, 2022.

Notary Public

My Commission Expires: 9/8/2028

The Elaine ~~Parker~~ Family Trust

Nina Parker Ganz Trustee

BY: Nina Parker Ganz, Successor Trustee

NPG

~~STATE OF TENNESSEE~~ Commonwealth of Massachusetts)

COUNTY OF ~~DAVIDSON~~) Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Parker Ganz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Trustee of the Elaine Parker Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this ~~16~~ 15th day of December, 2022.

Notary Public

My Commission Expires: 9/8/2028