G#36444-2

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 963145 DEEDWARRSP
01/20/2023 02:18:30 PM 6 pgs
Fees: $33.00 Taxes: $14,753.75
20230120-0004782

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$3,987,500.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2023.

Notary Public

My commission expires: 1/14/26
(AFFIX SEAL)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher A. Scales and Emerson Scales	**"New Owners"**	**116 14 0 101 00**
508 Belle Meade Boulevard		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Comer I. Aebersold and Regions Bank, as Co-Executors under the Last Will and Testament of William C. Ireland Jr. and Comer I. Aebersold (f/k/a Virginia Comer Ireland) and Regions Bank (f/k/a AmSouth Bank), as Successor Trustees of the William C. Ireland Jr. Revocable Trust U/A/D April 24, 2002

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher A. Scales and Emerson Scales, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the City of Belle Meade, Davidson County, Tennessee, being Lot Nos. 12 and 13 on the plat of W.S. Bransford's Subdivision of Lot Nos. 35, 36, 37, 42, and 43, Division A. Belle Meade, as of record in Book 547, Page 133, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 12 and 13 front together 200 feet on the easterly side of Belle Meade Boulevard and run back 284.8 feet on the northerly line and 282.4 feet on the southerly line to a dead line, measuring 200 feet therefrom.

BEING the same property conveyed to William C. Ireland Jr., by Warranty Deed dated May 15, 2007, from Thomas F. Frist Jr. and wife, Patricia C. Frist, of record in Instrument No. 20070518-0059572, Register's Office for Davidson County, Tennessee. The said William C. Ireland Jr. having died on February 5, 2022, leaving a Last Will and Testament dated April 24, 2002, which was admitted to Probate in the Circuit Court of Davidson County, Tennessee, Docket No. 22P-393 (the "Will"). Pursuant to the provisions of the said Will, the property was devised to the Trustees of the William C. Ireland Jr. 2002 Revocable Trust under agreement dated April 24, 2002. The said William C. Ireland Jr. executed a certain trust agreement establishing the William C. Ireland Jr. 2002 Revocable Trust under agreement dated April 24, 2002. By the Certificate of Trust and Trustee Authority dated March 1, 2022, filed in the Circuit Court of Davidson County, Tennessee, Docket No. 22P-393, Comer I. Aebersold (f/k/a Virginia Comer Ireland) and Regions Bank (f/k/a AmSouth Bank, an Alabama banking corporation) are acknowledged to be the Successor Trustees of the Trust.

The Co-Executors have joined in the execution of this Deed to express the consent of the Personal Representatives of the Estate to this sale and conveyance. The said Trustees and the Co-Executors have directed that the proceeds of this sale be paid into the Estate for further administration. Neither the Estate nor the Trust shall have any continuing interest in the subject real property which has been transferred and conveyed to the within named Grantees by the recording of this Deed.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF ANY OF THE GRANTORS HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 133, Register's Office for Davidson County, Tennessee;

2) Easement to City of Belle Meade for Sanitary Sewer of record in Book 5787, Page 92, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated between the parties and paid by the Grantors and the Grantees herein assume any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **508 Belle Meade Boulevard, Nashville, TN 37205**.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

(Signatures on following pages)

Witness my/our hand(s) this 18th day of **January, 2023.**

Comer I. Aebersold

Comer I. Aebersold, Co-Executor under the Last Will and Testament of William C. Ireland Jr.

Comer I. Aebersold

Comer I. Aebersold, Successor Trustee of the William C. Ireland Jr. Revocable Trust U/A/D April 24, 2002

STATE OF GEORGIA)
COUNTY OF Fulton **)**

Personally appeared before me, a Notary Public of said County and State, **Comer I. Aebersold, Co-Executor under the Last Will and Testament of William C. Ireland Jr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ATL (Atlanta) (City), Georgia, this 18th day of **January, 2023.**

My Commission Expires: 03.31.2026

Notary Public

JAMYON JONES NOTARY PUBLIC EXPIRES GEORGIA March 31, 2026 FULTON COUNTY

STATE OF GEORGIA)
COUNTY OF Fulton **)**

Personally appeared before me, a Notary Public of said County and State, **Comer I. Aebersold, Successor Trustee of the William C. Ireland Jr. Revocable Trust U/A/D April 24, 2002,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ATL (Atlanta) (City), Georgia, this 18th day of **January, 2023.**

My Commission Expires: 03.31.2026

Notary Public

JAMYON JONES NOTARY PUBLIC EXPIRES GEORGIA March 31, 2026 FULTON COUNTY

Witness my/our hand(s) this **19th** day of **January, 2023.**

Regions Bank, as Co-Executor under the Last Will and Testament of William C. Ireland Jr.

By: _____
David P. Rogers, Vice President

Regions Bank, an Alabama state banking corporation, as Successor Trustee of the William C. Ireland Jr. Revocable Trust U/A/D April 24, 2002

By: _____
David P. Rogers, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David P. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of **Regions Bank,** an Alabama state banking corporation (the "Bank"), and who further acknowledged the Bank to be a Co-Executor under the **Last Will and Testament of William C. Ireland Jr.,** the within named seller, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Bank by himself as such Vice President, said Bank signing as Co-Executor.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **January, 2023.**

My Commission Expires: 12/16/24

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David P. Rogers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Vice President of **Regions Bank,** an Alabama state banking corporation (the "Bank"), and who further acknowledged the Bank to be a Successor Trustee of the **William C. Ireland Jr. Revocable Trust U/A/D April 24, 2002,** the within named seller, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the Bank by himself as such Vice President, said Bank signing as Successor Trustee.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **January, 2023.**

My Commission Expires: 12/14/24

Notary Public



Tennessee Certification of Electronic Document

I, Robin White, 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 Jan. 19, 2023 (date of document).

Affiant Signature

1.19.23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY