WARRANTY DEED

Karen Johnson Davidson County
Batch# 981544 DEEDWARR
03/16/2023 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $13,320.00
20230316-0019045

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/15/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-24

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3013

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kurt Thompson, Trustee of Kurt Thompson Revocable Living Trust u/a/d October 11, 2020	**New Owner**	129-03-0-038.00
223 Brook Hollow Road	9975 Equus Circle	
Nashville, TN 37205	Boynton Beach, FL 33472	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Derrick Morgan and Charity Morgan, Trustees of the L and K Family Trust under trust agreement dated November 21, 2017

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kurt K. Thompson, Trustee of the Kurt Thompason Revocable Living Trust under trust agreement dated October 11, 2020

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 12, Section 1, West Meade Farms of record in Book 8250, Page 867, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derrick L. Morgan and Charity Morgan, husband and wife, by Warranty Deed from George H. Tyson and Amy C. Tyson, husband and wife, of record in Instrument No. 20150706-0064769 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 06, 2015.

Being the same property conveyed to Derrick L. Morgan, as Trustee of the 2016 DM Investment Trust, dated July 27, 2016, and Charity E. Morgan, as Trustee of the 2016 CM Investment Trust, dated July 27, 2016, by Quitclaim Deed from Derrick L. Morgan and Charity Morgan, husband and wife of record in Instrument No. 20160805-0081444 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on August 05, 2016.

Being the same property conveyed to L and K Family Trust, Derrick Morgan, as Trustee, dated February 14, 2018, and Charity Morgan, as Trustee of L and K Family Trust, dated February 14, 2018, by Quitclaim Deed from Derrick L. Morgan and Charity Morgan, husband and wife, of record in Instrument No. 20180215-0014804 Register's Office for Davidson County, Tennessee, dated February 14, 2018 and recorded on February 15, 2018.

Being the same property conveyed to First Trustees of the L and K Family Trust under agreement dated November 21, 2017 by Quitclaim Deed from Derrick L. Morgan, as Trustee of the 2016 DM Investment Trust, dated July 27, 2016, and Charity E. Morgan, as Trustee of the 2016 CM Investment Trust, dated

July 27, 2016, of record in Instrument No. 20190925-0097577 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on September 25, 2019; Affidavit of Scrivener's Error of record in Instrument No. 20200306-0025653, said register's office, changing the grantee name to "L and K Family Trust".

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 223 Brook Hollow Road 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on March 13, 2023.

L & K Family Trust u/a/d November 21, 2017

By: _____ Trustee
Derrick Morgan, Trustee

By: _____ trustee
Charity Morgan, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Derrick Morgan and Charity Morgan, Trustees of the L & K Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this March 13, 2023.

_____
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3013

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 15, 2023.

J. Carlton Drumwright

March 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY