This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Karen Johnson Davidson County
Batch# 988154 DEEDWARRSP
04/04/2023 12:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230404-0024481

Return to: Farrell Fritz, P.C., 400 RXR Plaza, Uniondale, NY 11556

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Douglas C. Graham	New Owner	118-01-0-134.00
1103 Montrose Avenue		
Nashville, TN 37204		

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, WILMINGTON TRUST COMPANY, SUCCESSOR TRUSTEE FOR THE ADELINE W. GRAHAM TRUST UNDER WILL DTD. 11/14/2012 EX POA U/W HENRY D. WRIGHT TUW #7 DTD 3/19/1994 FBO DOUGLAS C. GRAHAM, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto DOUGLAS C. GRAHAM, SUCCESSOR TRUSTEE FOR THE ADELINE W. GRAHAM TRUST UNDER WILL DTD. 11/14/2012 EX POA U/W HENRY D. WRIGHT TUW #7 DTD 3/19/1994 FBO DOUGLAS C. GRAHAM, in fee simple, hereinafter referred to as "Grantee", whose mailing address 1103 Montrose Avenue, Nashville, TN 37204, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tax ID No.: 118-01-0-134.00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20201124-0138043, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1103 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGE(S) TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of September 2022.

WILMINGTON TRUST COMPANY,
SUCCESSOR TRUSTEE FOR THE ADELINE W. GRAHAM TRUST UNDER WILL DTD. 11/14/2012 EX POA U/W HENRY D. WRIGHT TUW #7 DTD 3/19/1994 FBO DOUGLAS C. GRAHAM

By: _____
Name: Anne St. Clair
Title: ~~Administrative~~ SENIOR Vice President

STATE OF Delaware
COUNTY OF New Castle

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Anne St. Clair as Administrative Vice President of WILMINGTON TRUST COMPANY, SUCCESSOR TRUSTEE FOR THE ADELINE W. GRAHAM TRUST UNDER WILL DTD. 11/14/2012 EX POA U/W HENRY D. WRIGHT TUW #7 DTD 3/19/1994 FBO DOUGLAS C. GRAHAM, in his/her full and authorized capacity on behalf of said Company/Trust, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 8th day of September, 2022.

Janet Louise Fraatz
Notary Public
My Commission expires: 2/7/2026

STATE OF NOTARY PUBLIC DELAWARE
JANET LOUISE FRAATZ
My Commission Expires
February 7, 2026

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A Oller
Affiant/Grantee

Mark A Oller
Senior Vice President

Subscribed and sworn to before me this 3 day of February, 2023

Notary Public
My Commission expires:

Jill Lynn Marta
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires November 21, 2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Certificate of Authenticity

I, Chelsea Commons, do hereby make oath that I am 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 4/4/2023.

Date

Affiant Signature

4/4/2023

Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 4th day of April, 2023.

Meaghan Purnavel

Notary's Signature

My Commission Expires: 1/7/2027

Date

Notary's Seal (if on paper)

MEAGHAN PURNAVEL
Notary Public - State of New York
No. 01PU6385578
Qualified in Suffolk County
My Commission Exp. Jan. 7, 2027