Karen Johnson Davidson County
Batch# 988517 DEEDWARR
04/05/2023 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20230405-0024606

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $1,500,000.00.

Vicki Button
Affiant

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

Subscribed and sworn before me this the 4th day of April, 2023.

Brenda Shelby
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
411 Page Road Trust	New owner	130-09-0 085.00
411 Page Road		
Nashville, TN 37205		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HARDY COOPER BURCH AND SHERRI DOCKERY BURCH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael D. Sontag, Trustee of the 411 PAGE ROAD TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract No. 1: Being Lot No. 3 on the unrecorded Plan of Mrs. Nellie Swords' Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, page 64, Register's Office for said county. Beginning at a point in the center line of Page Road at the common corner of Lots 3 and 4, being the southeast corner of the property conveyed to Wakefield by deed of record in Book 1119, Page 5 (erroneously stated as Page 6 in prior deeds), Register's Office for said county; thence along Wakefield's southerly line, and along the line between Lots 3 and 4, westerly 293.4 feet to a point; thence southerly 62.53 feet to a point, the common corner of Lots 2 and 3; thence with the line between said lots easterly 265.1 feet to the center of Page Road; thence with the line of the same, northeasterly 81.90 feet to the point of beginning.

Tract No. 2: Being the north 10 feet of Lot No. 2 on the unrecorded Plan of Mrs. Nellie Swords' Resubdivision of parts of Lots Nos. 3, 4 and 5 of Bransford Realty Company's Forrest Park Subdivision of Part of Belle Meade of record in Book 421, Page 64, Register's Office, and described as follows: Beginning at a point in the center line of Page Road at the common corner of Lots 2 and 3, being the southeast (erroneously stated as southwest in prior deeds) corner of the property conveyed to J.P. Jordan, Jr. and wife, Jewell M. Jordan by deed from E.C. Armistead and wife, or record in Book 1684, page 203, said Register's Office; thence along the line between said lots and along Jordan's south line, westerly 265.1 feet to a point; thence southerly 10 feet to a point 52.53 (erroneously stated as 62.63 in prior deeds) feet north of the corner of Lots 1 and 2; thence easterly, parallel to the line between said Lots 2 and 3, 264 feet more or less to the center line of Page Road; thence with the line of the same, northeasterly 10 feet more or less to the point of beginning.

INCLUDED IN THE LEGAL DESCRIPTIONS OF THE ABOVE TRACTS, BUT SPECIFICALLY EXCLUDED HEREFROM is the following described property conveyed to Anderson Construction Company, Inc. by deed appearing of record in Book 2152, Page 381, Register's Office of Davidson County, Tennessee, to-wit:

All of that part of said Lot 2 of said Swords' unrecorded subdivision that is now within the bounds of Clydelan Court, which part of said lot is described as follows: Beginning at a concrete monument in the northerly margin of Clydelan Court at the southeast corner of Lot 4 of said Anderson Court Subdivision; thence with the north margin of said street, along a slight curve easterly 52.8 feet to a concrete monument; thence westerly (erroneously stated as easterly in prior deeds) along the south margin of the south 10 feet of the north 10 feet of Lot 2, 55 feet to a point opposite said beginning point; thence north 10 (erroneously stated as 30 in prior deeds) feet to the beginning.

Tract No. 3: That part of Lot No. 2 of said Swords' unrecorded subdivision that now lies along the north margin of Clydelan Court and along the south line of the north 10 feet of Lot 2 now owned or formerly owned by said Dodd and wife, and which is described as follows: Beginning at a point in the center line of Page Road, 10 feet south of the common corner of Lots 2 and 3 in said Swords' Subdivision; thence the center of said road, southerly 20 feet to a point; thence westerly crossing Page Road and along the north margin of Clydelan Court, 205 feet to a concrete monument which is 52.8 feet east of the southeast corner of Lot 4 of Anderson Court Subdivision above referenced to; thence easterly along the south margin of the property conveyed to B. E. Dodd and wife by deed of record in Book 1755, Page 253, above mentioned, 210 feet, more or less, to the beginning.

Tract No. 4: The southeast part of Lot No. 4 on the Plan of Anderson Courts Subdivision as of record in Book 2083, Page 28, said Register's Office, described as follows: Beginning at the southeast corner of said lot at a concrete monument; thence along the east line of said lot and the west line of Lot 3 in said Swords' Subdivision, north 62.53 feet to the common corner of Lots 3 and 4 of Swords' Subdivision; thence westerly across Lot 4 of Anderson Courts Subdivision, 25 feet to a point; thence southerly 52 feet to a point in the north margin of Clydelan Court; thence with the margin of the same, easterly 25 feet to the beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. PARENTHETICAL NOTATIONS HAVE BEEN ADDED TO REFERENCE TYPOGRAPHICAL ERRORS THAT HAVE BEEN CORRECTED BASED ON PRIOR DEEDS. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Hardy Cooper Burch and wife, Sherri Dockery Burch, by Warranty Deed dated 05/05/2017, from Sylvia H. Dockery Revocable Trust Agreement, dated May 23, 2006, as amended, Sylvia H. Dockery, Trustee, of record in Instrument No. 20171129-0121721, in the Register's Office of Davidson County, Tennessee. Further reference is made to deeds of record in Instruments Nos. 20041221-051718, 20080808-0081959, and 20171129-0121721 which contain errors in parcel/tract identification.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 411 Page 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of April, 2023.

Hardy Cooper Burch

Sherri Dockery Burch

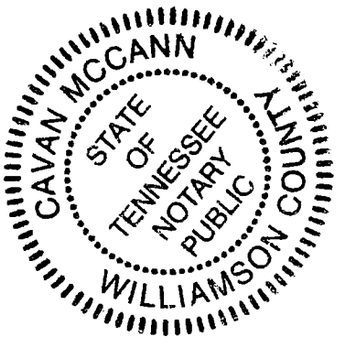
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hardy Cooper Burch and Sherri Dockery Burch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2023.

My commission expires: 9/21/26

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 4/4/23.

Brenda Shelby

AFFIANT

DATE: 4/4/23

STATE OF TENNESSEE

COUNTY OF Sumner

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

NOTARY PUBLIC

My Commission Expires:

