PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Karen Johnson Davidson County
Batch# 992900 DEEDWARR
04/17/2023 02 39 42 PM 2 pgs
Fees $13 00 Taxes $15,725 00
20230417-0028069

Ivey Title, LLC Ref: (DL) Title No.: 63021
Dav Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Austin Alexander 301 Westview Avenue Nashville, TN 37205	Renasant Bank 2001 Park Place N., Ste 650 Birmingham, AL 35203

TAX MAP PARCEL NUMBERS: 116 11 0 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana M. Curtis, Trustee of the Dana M. Curtis Revocable Living Trust U/A/D 1/27/2008, as amended**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Alexander** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows· **To Wit:**

Land in Davidson County, Tennessee, being Lot No 2 on the Revised Plan of the Resubdivision of Lot 24 and the Section of Harding and Hillsboro Boulevard contiguous on west, now closed of the plan of the Pendelton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record in Book 5200, page 47, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana M. Curtis, Trustee of the Dana M Curtis Revocable Living Trust U/A/D 1/27/2008, as amended, by Warranty Deed from Steven G Cates and Lyn W Cates, husband and wife, dated August 5, 2016 and recorded on August 8, 2016, of record in Inst No. 20160808-0082386, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2023, and subsequent years, All Matters shown on The Plan of record in Book 421, page 45, and Book 5200, page 47, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 653, said Register's Office.

This is improved property, known as 301 Westview Avenue, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 14th day of April, 2023.

Dana M. Curtis Revocable Living Trust U/A/D 1/27/2008, as amended

By: Dana M Curtis
Dana M. Curtis, Trustee

State of Tennessee

County of Davidson

On this 14th day of April, 2023, before me the undersigned authority, personally appeared Dana M Curtis, Trustee of the Dana M. Curtis Revocable Living Trust U/A/D 1/27/2008, as amended, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $4,250,000.00.

Affiant

Sworn and subscribed before me this 14th day of April, 2023.

My Commission Expires CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary