Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1107

Karen Johnson Davidson County
Batch# 994129 DEEDWARR
04/19/2023 01:26:41 PM 2 pgs
Fees: $13.00 Taxes: $19,425.00

20230419-0028854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jefferson Cooper Orr and Lori S. Orr, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shannon Mabrey, Trustee of The Tulip Tree Trust Under Agreement dated March 27, 2023**, 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 lying in the Davidson County, Tennessee, more particularly described as follows: Being the Southerly 100 feet front and 80 feet rear of Lot No. 1 of Block No. 3 on the Plan of the Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's office for said County.

Said part of Lot No. 1 fronts 100 feet on the Westerly side of Canterbury Drive and runs back 270 feet, more or less, on the Northerly line and 262 feet 6 inches on the Southerly line to the Easterly line of Lot No. 6, measuring 80 feet thereon.

Being the same property conveyed to Jefferson Cooper Orr, a married man, by Special Warranty Deed from Equitable Trust Company, Trustee of the Eugenia H. Cammack Revocable Trust dated December 14, 2010 and amended and restated on February 26, 2015, said Special Warranty Deed of record in Instrument No. 20210922-0127620, Register's Office for Davidson County, Tennessee dated September 17, 2021 and recorded September 22, 2021. Lori S. Carr is married to Jefferson Cooper Orr and joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1201 Canterbury Drive, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Shannon Mabrey, Trustee The Tulip Tree Trust 1201 Canterbury Drive Nashville, TN 37205	The Tulip Tree Trust 11444 W. Olympic Blvd. Floor 11 Los Angeles, CA 90064	130-09-0-158.00

WITNESS THE EXECUTION HEREOF this 13th day of April, 2023.

Jefferson Cooper Orr **Lori S. Orr**

State of Tennessee)
County of Davidson)

On this 13th day of April, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jefferson Cooper Orr and Lori S. Orr, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 5,250,000.00**

Affiant

Sworn and subscribed before me on this the 13th day of April, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN