Prepared by
Record and R... To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221243227

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $980,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2023

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 994317 DEEDWARR
04/20/2023 10 43 50 AM 2 pgs
Fees: $13 00 Taxes $3,626 00

20230420-0029121

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Lipscomb University 3903 Belmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No 117-15-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan D. Adams, Trustee of the Alan D. Adams Family Trust dated April 14, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lipscomb University**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Plat Showing Hillmont Subdivision, of record in Plat Book 1424, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being part of the same property conveyed to ALAN D. ADAMS, by deed from LIPSCOMB UNIVERSITY, of record in Instrument No 20160405-0032452 , dated April 1, 2016 , said Register's Office

Being part of the same property being further conveyed to JANIE S. ADAMS by quitclaim deed from ALAN D. ADAMS, of record in Instrument No. 20210112-0005042, dated December 30, 2020, said Register's Office

Being part of the same property being further conveyed to ALAN D ADAMS, TRUSTE E OF ALAN D ADAMS FAMILY TRUST DATED APRIL 14, 2021 by quitclaim deed from JANIE S. ADAMS, of record in Instrument No. 20210416-0050953, dated April 14, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 117-15-0-033 00.

Matters shown on the Plan of record in Plat Book 1424, page 37, said Register's Office.

This is improved property located at 1618 Glen Echo Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2023

The Alan D. Adams Family Trust dated April 14, 2021

TRUSTEE

By: Alan D. Adams, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan D Adams with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Alan D. Adams Family Trust dated April 14, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 19th day of April, 2023

Notary Public

My Commission Expires: _____

