Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130
Nashville, TN 372

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

CRT File No. 230344012

Karen Johnson Davidson County
Batch# 994808 **DEEDWARR**
04/21/2023 11 16 57 AM 2 pgs
Fees $13 00 Taxes $3,376 25

20230421-0029545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $912,500 00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2023

Notary Public
My Commission Expires.

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Esposito and Sonia Esposito 6005 Andover Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158-08-0-014 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, **Pendleton Square Trust Company, LLC, Executor of the Estate of John C. Lovell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Esposito and Sonia Esposito, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 520 on the Plan of Hillsboro Park, Section XI, as of record in Book 2900, page 74, Register's Office for said County.

Said Lot No. 520 fronts 200.1 feet on the northerly side of Andover Drive and extends back 965 fee on the westerly line and 952 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring 226.1 feet thereon.

INCLUDED in the above description, but specifically EXCLUDED therefrom is the following tract of land:

Certain real estate in Davidson County, Tennessee, as follows: Being a part of Lot No. 520 on the Plan of Hillsboro Park, Section XI, of record in Book 2900, page 74, Register's Office for said County, as follows:

Beginning at a point on the common line between Lot No. 520 and Lot No 519, 90 feet from the northerly side of Andover Drive; thence proceeding at a right angle a distance of 18 feet, thence at a right angle and parallel to the said common line between said lots a distance of 125 feet, thence at a right angle a distance of 18 feet to the common line between said lots, and thence with said common line to the point of beginning.

Tract II
Certain real estate in Davidson County, Tennessee, as follows Being a part of Lot No 521 on the Plan of Hillsboro Park, Section XI, of record in Book 2900, page 74, Register's Office for said County, as follows.

Beginning at a point on the common line between Lots Nos. 521 and 520, 75 feet from the northerly side of Andover Drive; thence with said common line a distance of 90 feet, thence at a right angle 29 feet, thence in a southerly direction toward Andover Drive to a point located 4 feet east of said common line; thence parallel with the northerly side of Andover Drive to the point of beginning.

Being the same property conveyed to JOHN C LOVELL and wife, JOAN F. LOVELL, by deed from MERRILL LYNCH RELOCATION MANAGEMENT, INC., A CALIFORNIA CORPORATION, of record as Book 6237, page 191, dated February 22, 1984, said Register's Office

JOAN F. LOVELL died on or about January 13, 1999, leaving JOHN C LOVELL, surviving tenant by the entirety JOHN C. LOVELL died on or about October 31, 2022 His Last Will and Testament was filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, under Case No. 22P2070. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor PENDLETON SQUARE TRUST COMPANY, LLC .

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 158-08-0-014 00

Matters shown on the Plan of record in Plat Book 2900, page 74, said Register's Office.

This is improved property located at 6005 Andover Drive 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 20th day of April, 2023

The Estate of John C Lovell

By Pendleton Square Trust Company, LLC, Executor

Don Watson, T.O.

By: Don Watson, Senior Estate Manager & Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Don Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Estate Manager & Trust Officer of Pendleton Square Trust Company, LLC, a Tennessee Limited Liability Company, which is the Executor of the Estate of John C. Lovell, the within named bargainor, and that he as such authorized Senior Estate Manager & Trust Officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member

Witness my hand, at office, this 20th day of April, 2023

Nathan L Powers

Notary Public

My Commission Expires. _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024