Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

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

CRT File No. 230243769

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $469,550.73

Affiant

Subscribed and sworn to before me, this 28th day of April, 2023

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

Karen Johnson Davidson County
Batch# 997836 DEEDWARR
05/01/2023 09 39 58 AM 2 pgs
Fees $13 00 Taxes $1,737 34

20230501-0031784

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 117-16-0-193 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, **Ruth Ann Williams, as to an undivided 16.6% interest and Anthony Scott Williams, as to an undivided 16.7% interest and Kimberly W. Laboone, as to an undivided 16.7% interest, and Terry S. Duncan and Pamela Duncan, as to an undivided 50% interest, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lipscomb University**, ("Grantee"), 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 part of Lots 21 and 22 on the Map of S.F. and C.E Morrow's Subdivision of Lots No. 38, 39 and part of Lot 37 in Nathan McNairy's Subdivision, of record in Book 332, page 86, Register's Office for Davidson County, Tennessee

Said part of Lots No 21 and 22 front together 100 feet on the northerly side of Maplehurst Avenue and run back between parallel lines 179.5 feet to an alley which measures 100 feet thereon

Being the same property conveyed to RUTH ANN WILLIAMS, AS TO AN UNDIVIDED 16 6% INTEREST and ANTHONY SCOTT WILLIAMS, AS TO AN UNDIVIDED 16.7% INTEREST, KIMBERLY W LABOONE, AS TO AN UNDIVIDED 16 7% INTEREST, and TERRY S. DUNCAN AND WIFE PAMELA DUNCAN, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON, by deed from LIPSCOMB UNIVERSITY, A TENNESSEE NON-PROFIT CORPORATION, FORMERLY KNOWN AS DAVID LIPSCOMB UNIVERSITY, of record in Instrument No. 20100430-0033069 , dated April 29, 2010 , said Register's Office.

Said property was never the marital residence of Grantors

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 117-16-0-193 00.

Easements as retained in Bill No 88-350, Davidson County Clerk's Office.

Matters shown on the Plan of record in Plat Book 332, page 86, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1562, page 545 and Book 1641, page 59, said Register's Office

This is improved property located at 1100 Maplehurst Lane Nashville TN 37204

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 28th day of April, 2023

Ruth Ann Williams

Ruth Ann Williams

Anthony Scott Williams

Kimberly W. Laboone

Kimberly W Laboone

Terry S. Duncan

Pamela Duncan

Pamela Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ruth Ann Williams, Anthony Scott Williams, Kimberly W. Laboone, and Terry S Duncan and Pamela Duncan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2023

Sabrina Schulhauser

Notary Public

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

My Commission Expires: _____