THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37577 Karen Johnson Davidson County Batch# 999600 DEEDWARR 05/04/2023 12:26:30 PM 5 pgs Fees: $28.00 Taxes: $4,810.00 20230504-0033230	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2023. Notary Public My Commission Expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allyson Dake and John Kingston 6123 Jocelyn Hollow Road Nashville, TN 37205	New Owner	Map and Parcel No.: 11516005200

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, Carolyn S. Wenzel (f/k/a Carolyn W. Schott), Trustee of the FABC House Trust under agreement dated September 9, 2020, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Allyson Dake and John Kingston, wife and husband ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 6123 Jocelyn Hollow Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of April, 2023.

Carolyn S. Wenzel (f/k/a Carolyn W. Schott), Trustee CSW
of the FABC House Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carolyn S. Wenzel (f/k/a Carolyn W. Schott), Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/7/2025

BEVERLY SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 07, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of April, 2023, before me personally appeared Carolyn S. Wenzel (f/k/a Carolyn W. Scott), Trustee of the The FABC House Trust under Agreement dated September 9, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of April, 2023.

Notary Public

My Commission Expires: 07/07/2025

(SEAL)



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Harding Park, of record in book 2331, Page 120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn W. Schott, Trustee of the FABC House Trust under agreement dated September 9, 2020 by deed dated September 10, 2020 from Gaines P. Sturdivant, II and Frances L.M. Sturdivant, both unmarried, of record in Instrument No. 20200911-0103512, Register's Office for Davidson County, Tennessee. The said Carolyn W. Schott having changed her name and is now know as Carolyn S. Wenzel.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and assumed by Grantee. Map and Parcel No. 11516005200.
2. All matters appearing on the Plan of record as Book 2331, Page 120, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 28, 2023.

Affiant
Date: May 4, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of May 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY