Karen Johnson Davidson County
Batch# 999796 DEEDWARR
05/05/2023 10 16 19 AM 3 pgs
Fees $18 00 Taxes $2,775 00
20230505-0033475

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000 00

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2023

Notary Public

My commission expires

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-P-23-4400

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To	Map/Parcel Numbers
Liberty Pike Partners GP	Same as newowner	103-04-0-118 00
7101 Sharondale Court #600		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JESSICA E. WHITE AS PERSONAL REPRESENTATIVE AND HEIR AT LAW AND WILLIAM T. ALEXANDER, HEIR AT LAW OF THE ESTATE OF WARREN ALEXANDER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LIBERTY PIKE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7, Block 2, as shown on the Map of Sylvan Subdivision, of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Olson by Warranty deed from Jeffrey J. Greif and Spouse, Candi M. Elkins of record in Instrument No. 20051227-0154447 Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 27, 20005.

Being the same property conveyed to Warren Alexander, unmarried, by Warranty Deed from Stephen Olson, unmarried, dated September 30, 2016 and recorded October 6, 2016 in Instrument No. 20161006-0105886, Register's Office of Davidson County, Tennessee.

Warren Alexander having since died on December 20, 2022. Probate of record in Docket/Case Number 23P98

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4400 Utah Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2023.

The Estate of Warren Alexander

Jessica E White, personal representative — Jessica E White Heir at Law

Jessica E. White, Personal Representative — Jessica E. White, Heir at Law

William T. Alexander Heir at Law by Jessica E White, his Attorney in Fact

William T. Alexander, Heir at Law by
Jessica E White, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica E. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Personal Representative and Heir at Law of The Estate of Warren Alexander and that she, acting in such capacity, and that she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 2nd day of May, 2023

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jessica E. White, as Attorney in Fact for William T Alexander, Heir at Law of The Estate of Warren Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2023

Notary Public

My Commission Expires: 3-3-26

