PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1002703 DEEDWARR
05/12/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $11,747.50
20230512-0035722

Ivey Title, LLC Ref: (DL) Title No.: 63111
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Allison Stewart Pettit Revocable Trust, dated August 16, 2019 421 Royal Oaks Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11615003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Henry and wife, Melissa C. Henry,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Allison Stewart Pettit, Trustee of the Allison Stewart Pettit Revocable Trust, dated August 16, 2019,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Resubdivision of Royal Oaks Section "B" of record in Book 1424, page 89, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert E. Henry and wife, Melissa C. Henry, by Warranty Deed from Lynn McNally Scarola, Trustee of the Lynn McNally Scarola Living Trust, dated July 10, 2007 and recorded on July 13, 2007, of record in Inst. No. 20070713-0083772, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 1424, page 89, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 150, said Register's Office.

This is improved property, known as 421 Royal Oaks Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2023.

Robert E. Henry

Melissa C. Henry

State of Tennessee

County of Davidson

On this 12th day of May, 2023, before me the undersigned authority, personally appeared Robert E. Henry and Melissa C. Henry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,175,000.00.

~~Affiant~~

Sworn and subscribed before me this 12th day of May, 2023.

Notary

My Commission Expires: 01-06-25

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 5/12/2023.

Affiant
Date: 5/12/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of May, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY