This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0062

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $2,250,000.00.

Karen Johnson Davidson County
Batch# 1004698 DEEDWARR
05/18/2023 09:37 29 AM 3 pgs
Fees $18 00 Taxes: $8,325 00
20230518-0037214

Sworn to and subscribed before me this 17 day of May, 2023.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Scott Fairchild, et ux 1516 B Ferguson Ave Nashville TN 37212	PNC Mortgage 3232 Newmark Dr Miamisburg OH 45342	117-08-0-123.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alan M. Reback, Trustee of the Declaration of Revocable Directional Title Holding Trust of the Feltwell Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Fairchild and Andrea Fairchild, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:.

Land in Davidson County, Tennessee, being the easterly 47 feet of Lot No. 156 on the Plan of Victoria Place, of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 156 fronts 47 feet on the northerly side of Ferguson Avenue and runs back between parallel lines 152 feet to an alley in the rear measuring 47 feet thereon.

Being the same property conveyed to Alan M. Reback, Trustee of the Declaration of Revocable Directional Title Holding Trust of the Feltwell Trust by Warranty Deed from Magness Group, Inc. of record in Instrument No. 20160720-0074703 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 20, 2016.

This is improved property known as **1516 B. Ferguson Ave., Nashville, TN 37212.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor X Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 16 day of MAY, 2023.

The Declaration of Revocable Directional
Title Holding Trust of the Feltwell Trust

BY: A M Reback, TRUSTEE
Alan M. Reback, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Alan M. Reback, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Trustee of The Feltwell Trust, the within named bargainor, , and that as such, executed the foregoing instrument by signing Alan M. Reback, Trustee of The Feltwell Trust, for the purpose therein contained.

Witness my hand and seal, this _____ day of May, 2023.

Notary Public _____
My Commission Expires: _____

SEE Attached Notarial Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On May 16, 2023 before me, Larry D. Whittenberger, Notary Public
(insert name and title of the officer)

personally appeared Alan M. Reback,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

LARRY D. WHITTENBERGER
Notary Public - California
Los Angeles County
Commission # 2371630
My Comm. Expires Sep 16, 2025

Signature _____ (Seal)