WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005804 DEEDWARR
05/22/2023 09 49 04 AM 2 pgs
Fees $13 00 Taxes $4,107 00

20230522-0038170

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,110,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT PREPARED BY
Jim R Vanderpool, P C , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2923LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lillian Williams, Trustee	Lillian Williams	104 01 0 437 00
223 38th Avenue North	3310 West End Ave	
Nashville, TN 37209	Ste 400	
	Nashville, TN 37203	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICIA HOLDRIDGE, AND SUCCESSOR(S) AS TRUSTEE OF THE PATRICIA HOLDRIDGE REVOCABLE TRUST UTA DTD OCTOBER 02, 2017.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LILLIAN WILLIAMS, TRUSTEE OF THE LEGACYLAND TRUST DATED APRIL 27, 2023

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A"

This is improved property known as 223 38th Avenue North, Nashville, TN 37209

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), their heirs and/or assigns forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness its hand on the 19th day of May, 2023.

Patricia Holdridge, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **PATRICIA HOLDRIDGE, TRUSTEE OF THE PATRICIA HOLDRIDGE REVOCABLE TRUST UTA DTD OCTOBER 02, 2017,** 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 Trustee of, **THE PATRICIA HOLDRIDGE REVOCABLE TRUST UTA DTD OCTOBER 02, 2017** the within named trustee, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 19th day of May, 2023

Notary Public

My Commission Expires

JIM R VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

23-2923LA

EXHIBIT A - LEGAL DESCRIPTION

The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Lot 92, Redivision of Lots 92 & 93 on the Plan of Part of West Grove Subdivision, of record in Plat Book 6050, Page 578, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Patricia Holdridge, and Successor(s), as Trustee of the Patricia Holdridge Revocable Trust UTA dtd. October 02, 2017, by Quit Claim Deed from Patricia Holdridge Beraudo, a single person, of record in Instrument No 20221228-0133216, in the Register's Office of Davidson County, Tennessee, dated December 28, 2022, and recorded on December 28, 2022

Being the same property conveyed to Patricia Holdridge Beraudo, by Quit Claim Deed from Michael Beraudo, of record in Instrument No 20160422-0039343, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016, and recorded on April 22, 2016

Being the same property conveyed to Patricia Holdridge Beraudo and Michael Bearudo, as wife and husband, joint tenants, by Quit Claim Deed from Patricia Holdridge Beraudo, married to Michael Beraudo, of record in Instrument No 20141217-0115522, in the Register's Office of Davidson County, Tennessee, dated December 09, 2014, and recorded on December 17, 2014

Being the same property conveyed to Patricia Holdridge Beraudo, an Individual, married, by Quit Claim Deed from Winnie Lou Holdridge, an Individual, unmarried, of record in Instrument No 20110722-0056352, in the Register's Office of Davidson County, Tennessee, dated July 05, 2011, and recorded on July 22, 2011

Being the same property conveyed to Patricia Holdridge Beraudo, married and Winnie Lou Holdridge, as joint tenants with rights of survivorship, by Warranty Deed from Wilson Enterprises, Inc , of record in Instrument No 20050602-0062584, in the Register's Office of Davidson County, Tennessee, dated April 28, 2005, and recorded on June 02, 2005

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Redivision of Lots 92 & 93 on the Plan of Part of West Grove Subdivision, as recorded in Plat Book 6050, Page 578