Name and Address of New Owner:
The Landline Trust dated May 15, 2023

Send Tax Bills To: 5717 Traceside Dr.
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 1006211 DEEDWARR
05/22/2023 02:33:43 PM 4 pgs
Fees $23 00 Taxes $2,678 80
20230522-0038467

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 155-16-0A-275-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark E. Kuyper, Trustee of The 2016 Barbara E. Kuyper Irrevocable Trust dated July 25, 2016**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julie Carpenter, Trustee of The Landline Trust dated May 15, 2023,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, 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 Jeffrey Disselkoen, Trustee of the 2016 Barbara E. Kuyper Irrevocable Trust, dated July 25, 2016, by Warranty deed from Zak B. West and Jennifer L. West, husband and wife, of record in Instrument No. 20190502-0040994, Register's Office for Davidson County, Tennessee, dated April 26, 2019 and recorded on May 02, 2019.
>
> This is improved property located at 5717 Traceside Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF

RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON, THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2023

The 2016 Barbara E. Kuyper Irrevocable Trust
dated July 25, 2016

By: _____
Mark E Kuyper, Trustee

State of Michigan
County of Allegan

Before me, Mark E. Kuyper of the state and county mentioned, personally appeared Mark E Kuyper, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 2016 Barbara E. Kuyper Irrevocable Trust dated July 25, 2016, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 17th day of May, 2023.

Marsha E Howard
Notary's Signature
My commission expires: 5-18-2024

MARSHA E HOWARD
Notary Public - State of Michigan
County of Allegan
My Commission Expires May 18, 2024
Acting in the County of Allegan

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 th day of May, 2023.

The 2016 ~~Barbara~~ E Kuyper Irrevocable Trust
dated July 25, 2016

By: _____
Jeffrey Disselkoen, Co-Trustee

State of FLORIDA
County of Sarasota

Before me, Jeffrey Disselkoen of the state and county mentioned, personally appeared Jeffrey Disselkoen, Co-Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Co-Trustee of The 2016 Barbara E. Kuyper Irrevocable Trust dated July 25, 2016, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Co-Trustee.

Witness my hand, at office, this ~~17th~~ 18th day of May, 2023.

Notary's Signature
My commission expires: 05/24/2025

MELISSA MCENERY
Notary Public - State of Florida
Commission # HH 133563
My Comm Expires May 24, 2025
Bonded through National Notary Assn

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $724,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5-18-2024
File No. GNT-23-2735

MARSHA E HOWARD
Notary Public - State of Michigan
County of Allegan
My Commission Expires May 18, 2024
Acting in the County of Allegan