RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No : QTN-14537-2023

Karen Johnson Davidson County
Batch# 1008669 DEEDWARR
05/30/2023 09 51 29 AM 2 pgs
Fees: $13 00 Taxes. $6,795.05

20230530-0040347

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,836,500.00

Ameka R. Moore
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May 2023

Tracey Perry
NOTARY PUBLIC

My commission expires 5-9-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Nashville Still Hollow Trust 1212 8th Ave S. 102 Nash TN 37203	First Horizon Bank 12719 Cantrell Rd Little Rock, AR 72223	145-06-0-004

FOR AND IN CONSIDERATION of the sum of ONE MILLION EIGHT HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND 00/100 Dollars ($1,836,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVES RODRIGUEZ, TRUSTEE OF THE 5815 STILL HOLLOW ROAD TRUST**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **R. L. MOORE, TRUSTEE OF THE NASHVILLE STILL HOLLOW TRUST DATED APRIL 30, 2023**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10-A on the Plan of Resubdivision of Lot 10 on the Plat of Laurel Ridge, Section 1, of record in Book 3500, page 102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Martin Johnson, a married man, from Felix M. Eckhardt and Kathleen A. Lappe, husband and wife, by Warranty Deed dated July 17, 2019 and recorded July 31, 2019 in Instrument #20190731-0075429, said Register's Office

Being the same property conveyed to Steves Rodriguez, Trustee of the 5815 Still Hollow Road Trust, from Martin Johnson, unmarried, by Quitclaim Deed dated August 28, 2019 and recorded September 12, 2019 in Instrument #20190912-0092382, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as. 5815 Still Hollow Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate. that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons. whomsoever.

WITNESS MY/OUR HANDS, this 25th day of May, 2023

GRANTOR(S)

The 5815 Still Hollow Road Trust

By: _____, Trustee
Steves Rodriguez, Trustee

~~By: _____~~
~~Shayan Ghafari, Trustee~~

CA

STATE OF ~~TENNESSEE~~
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Steves Rodriguez and ~~Shayan Ghafari, Trustees~~ of The 5815 Still Hollow Road Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained as said Trustees on behalf of the 5815 Still Hollow Road Trust

WITNESS my hand and seal, this the 25 day of May, 202__.

_____
Notary Public

MICHAEL A GOYENECHE
Notary Public - California
Los Angeles County
Commission # 2312832
My Comm Expires Nov 17, 2023

Michael A Goyeneche
Printed Notary Name

My commission expires: 11-17-23