WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1011752 DEEDWARR
06/06/2023 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $7,196.50
20230606-0042885

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Beacon Trust	The Beacon Trust	
(NAME) 1132 Glenwood Avenue	(NAME) 1132 Glenwood Avenue	131 04 0F 004.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH L. SACKS AND MARY LISA SACKS, TRUSTEES OF THE SACKS TRUST U/A/D OCTOBER 19, 2015**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE BEACON TRUST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit D of The Ridge at Granny White, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for The Ridge at Granny White, a Horizontal property Regime with Private Elements, of record as Instrument No. 20160224-0017636 and as amended in Instrument No. 20180405-0032161, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Ridge at Granny White, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160224-0017636 and as amended in Instrument No. 20180405-0032161, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mary Lisa Gaston Sacks and Kenneth L. Sacks, Wife and Husband, by Warranty Deed from Murray M. Arons and Jenny Gilliand Arons, Husband and Wife, of record in Instrument No. 20200908-0101919, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 8, 2020.

Being the same property conveyed to Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust U/A/D October 19, 2015 and as amended, by QuitClaim Deed from Mary Lisa Gaston Sacks and Kenneth L. Sacks, Wife and Husband, of record in Instrument No. 20230419-0028724, in the Register's Office of Davidson County, Tennessee, dated April 18, 2023 and recorded on April 19, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1132 Glenwood Avenue, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand this 2nd day of June, 2023.

THE SACKS TRUST U/A/D OCTOBER 19, 2015

BY: Kenneth L. Sacks, Trustee

KENNETH L. SACKS, TRUSTEE

BY: _____

MARY LISA SACKS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kenneth L. Sacks and Mary Lisa Sacks with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Sacks Trust U/A/D October 19, 2015, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 2nd day of June, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public

202306060042885

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the 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 6/6/2023 (date of document).

Affiant Signature

6/6/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

