THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37701-05-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON· The actual consideration or value, whichever is greater, for this transfer is· $1,895,000.00 Affiant Subscribed and sworn to before me this 23rd day of June, 2023 Notary Public My Commission Expires

WARRANTY DEED

Address New Owner: Caldwell Collins, William Israel 249 Lauderdale Road Nashville, TN 37205	**Send Tax Bills To:** Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 10312008800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher C. Whitson, Trustee of the Clay M. Whitson Irrevocable Trust for the Benefit of Clay M. Whitson, Jr., u/a/d May 2, 2008, as modified by instrument dated August 17, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caldwell Collins and William Israel, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto

This is improved property located at 249 Lauderdale Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Karen Johnson Davidson County
Batch# 1018815 DEEDWARR
06/26/2023 09 53 04 AM 3 pgs
Fees $18 00 Taxes $7,011 50

20230626-0048304

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of June, 2023

Christopher C. Whitson, Trustee of the Clay M Whitson Irrevocable Trust for the Benefit of Clay M Whitson, Jr., u/a/d May 2, 2008, as modified by instrument dated August 17, 2021

Christopher C. Whitson, Trustee

Christopher C Whitson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Whitson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Clay M. Whitson Irrevocable Trust for the Benefit of Clay M Whitson, Jr , u/a/d May 2, 2008, as modified by instrument dated August 17, 2021, and as such Trustee executed the within instrument for the purposes therein contained

Witness my hand, at office, this 23rd day of June, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Easterly 45 feet front and 64 feet rear of Lot No. 25 and all of Lot No. 26 of Block "I" on the plan of Cherokee Park Second Section of record in Plat Book 547, Page 175 - 176, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 25 and all of Lot No. 26 front together 105 feet on the Northerly side of Lauderdale Road and run back 135 05 feet on the Easterly line and 128 25 feet on the Westerly line to a dead line measuring 129 feet thereon.

Being the same property conveyed to Martin Bubis and wife, Jayne Bubis, by Warranty Deed from Philip Martindale and wife, Jill Martindale, of record in Instrument No 20050915-0111082, in the Register's Office of Davidson County, Tennessee, dated September 13, 2005 and recorded on September 15, 2005.

Being the same property conveyed to Rita M. Pirkl and Maeve E. Mcconville, a Married Couple, by Warranty Deed from Martin Bubis and Jayne Bubis, Husband and Wife, of record in Instrument No. 20210903-0118973, in the Register's Office of Davidson County, Tennessee, dated August 30, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Lasalle Properties LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rita M. Pirkl and Maeve E. Mcconville, Married to Each Other, of record in Instrument No. 20220518-0057481, in the Register's Office of Davidson County, Tennessee, dated May 11, 2022 and recorded on May 18, 2022, as corrected by Scrivener's Affidavit of record as Instrument No 20230615-0045814, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed from LaSalle Properties Group, LLC, , a Tennessee Limited Liability Company to Christopher C. Whitson, Trustee of the Clay M. Whitson Irrevocable Trust for the Benefit of Clay M Whitson, Jr., u/a/d May 2, 2008, as modified by instrument dated August 17, 2021, recorded as Instrument No. 20230623-0048004, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10312008800. (Estimated to be $5,011.97)
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Section 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Second Section, as recorded in Plat Book 547, Page(s) 175 and 176, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 819, Page 120, Register's Office for Davidson County, Tennessee.