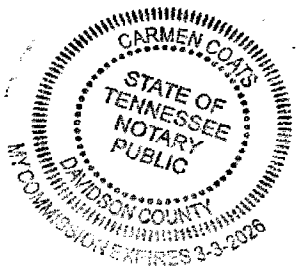
Karen Johnson Davidson County
Batch# 1048783 DEEDWARR
09/12/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $15,540.00
20230912-0071462

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,200,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2023.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
D. Todd Carson Elizabeth Lyall Carson	New Owner(s)	116-09-0-021.00
P.O. Box 59403		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN E. ANDERSON, JR. AND DOREEN D. ANDERSON, TRUSTEES OF THE J. AND D. ANDERSON LIVING TRUST DATED JULY 27, 1990**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. TODD CARSON AND ELIZABETH LYALL CARSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 13 on the Plan of Section II, West Meade Farms Inc. of record in Plat Book 1424, Page 93, 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 John E. Anderson, Jr., Trustee and Doreen D. Anderson, Trustee of the J and D Anderson Living Trust dated 7/27/1990 by Warranty Deed from William J. Gaglione and spouse, Julie H. Gaglione of record in Instrument Number 20141021-0096904, in the Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on October 21, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6021 Jocelyn Hollow Road, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2023.

The J. and D. Anderson Living Trust dated July 27, 1990

By: John E. Anderson Jr., Trustee
John E. Anderson, Jr., Trustee

By: Doreen D Anderson Trustee
Doreen D. Anderson, Trustee

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John E. Anderson, Jr. and Doreen D. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The J. and D. Anderson Living Trust dated July 27, 1990, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6 day of September, 2023.

[signature], NOTARY PUBLIC.
Notary Public

My Commission Expires: June 29, 2025

ADRIANA ANDRADE SOLANO
Notary Public - California
Riverside County
Commission # 2363188
My Comm. Expires Jun 29, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 8, 2023 (date of document).

Affiant Signature

September 12, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023