Karen Johnson Davidson County
Batch# 1049299 DEEDWARR
09/13/2023 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20230913-0071714

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2023.

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-19583

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David H. Mayer, Trustee of the Vera/Zara Holdings Trust (NAME)	Same as New Owner (NAME)	132-11-0-013.00
3616D West End Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mary A. Hibbs, Executor of The Estate of Edward A. Laudermilk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David H. Mayer, Trustee of the Vera/Zara Holdings Trust dated September 1, 2023**, 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 Lot No. 10 on the Plan of Southmeade, as of record in Plat Book 1835, Pages 118 and 119, 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 Edward A. Laudermilk, unmarried, by Quitclaim Deed from Connie Ridings Laudermilk, dated 3/28/1983 and recorded 5/31/1983 in Book 6066, Page 288; and being the same property previously conveyed to Edward A. Laudermilk and wife, Connie R. Laudermilk, by Warranty Deed from Lucy Hurd Patterson, Administratrix for the Estate of Walter H. Patterson, deceased, dated 9/29/1981 and recorded 10/1/1981 in Book 5802, Page 135, in the Register's Office of Davidson County, Tennessee.

The said Edward A. Laudermilk having since died testate on August 28, 2022 with his Estate being probated under Docket No. 22P-1904 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he directed that subject property be sold by his Executor. By Order filed 11/21/2022 Mary A. Hibbs was appointed Executor of the Estate of Edward A. Laudermilk.

Thu Thi Pham joins in this conveyance for the purpose of conveying any interest she may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 721 Southmeade Pwky, Nashville, TN 37204.

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. Whenever 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/our hand(s) this 7th day of September, 2023.

The Estate of Edward A. Laudermilk

By: X Mary A. Hibbs
Mary A. Hibbs, Executor

Thu Thi Pham
Thu Thi Pham

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mary A. Hibbs, Executor of The Estate of Edward A. Laudermilk, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 7th day of September, 2023.

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/28/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th 5th day of September, 2023, before me personally appeared Thu Thi Pham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th 5th day of September, 2023.

Karen R. Campbell
Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/7/23 (date of document).

Affiant Signature

9/13/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13 day of September, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY