Karen Johnson Davidson County
Batch# 1053463 DEEDWARR
09/25/2023 09 49 03 AM 2 pgs
Fees $13 00 Taxes $11,655 00
20230925-0074950

PREPARED BY (AND RETURN TO)
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No.. 63246
Dav Co File· Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Isham 1025 Chancery Lane South Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 13014004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas C. Altenbern Sr., Trustee of the Werdna Dee Phillips Altenbern Trust Agreement dated 4/6/2005 and amended 12/23/2016,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Isham, a married man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Chancery South, of record in Book 5200, page 452, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Douglas C Altenbern, Sr , and wife, Dee Phillips Altenbern, by Warranty Deed from Town Builders, a joint venture composed of Town Properties, Inc , and Union Financial Corporation, dated December 2, 1983 and recorded on December 6, 1983, of record in Book 6189, page 441, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated May 27, 2005, recorded June 7, 2005, of record in Inst No 20050607-0064929, said Register's Office, subject property was conveyed to Werdna Dee Phillips Altenbern Trustee of the Werdna Dee Phillips Altenbern Trust Agreement, dated April 5, 2005. Subject property was further conveyed to Douglas Carlton Altenbern, Sr., Trustee of the Werdna Dee Phillips Altenbern Trust Agreement, dated 04/06/2005, amended 12/23/16, and amended and restated June 1, 2023 Dee Phillips Altenbern and Werdna Dee Phillips Alterbern are one and the same

Description Reference· Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 452, said Register's Office

This is improved property, known as 1025 Chancery Lane South, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of September, 2023.

The Werdna Dee Phillips Altenbern Trust
Agreement dated 04/06/2005
amended 12/23/2016

By: _____
Douglas Carlton Altenbern, Sr., Trustee

State of Tennessee

County of Davidson

On this 21st day of September, 2023, before me the undersigned authority, personally appeared Werdna Dee Phillips Altenbern Trust Agreement dated 4/6/2005 and amended 12/23/2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $3,150,000.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2023.

Notary

My Commission Expires. _____

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024