WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054412 DEEDWARR
09/27/2023 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230927-0075679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0447

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Behan	New Owner	Map: 142090D03700CO
(NAME) 1120 General George Patton Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS C. INGRAM, TRUSTEE AND LOANN B. INGRAM, TRUSTEE OF THE DENNIS INGRAM AND LOANN INGRAM REVOCABLE LIVING TRUST, DATED DECEMBER 19, 2013.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW BEHAN, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 1120, Section 6, Phase 1, River Plantation Condominium Apartments, of record in Plat Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dennis C. Ingram, Trustee and LoAnn B. Ingram, Trustee of The Dennis Ingram and LoAnn Ingram Revocable Living Trust, by deed from Dennis Ingram and wife, LoAnn Ingram, of record in Instrument No. 20140205-0010209, dated December 19, 2013, Register's Office for said County. Also see Quitclaim Deed in Instrument No. 20130916-0097141 and Warranty Deed in Instrument No. 20120207-0010802, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 359 and 360, said Register's Office; (3) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20090825-0079855, in the Register's Office for Davidson County, Tennessee; (4) Easement to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office for Davidson County, Tennessee; (5) Sewer Easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee; (6) Charter for Homeowners Association of record in Instrument No. 20050415-0042393, amended in Instrument No. 20080423-0041324 and Instrument No. 20080429-0043657, in the Register's Office for Davidson County, Tennessee; (7) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104723, in the Register's Office for Davidson County, Tennessee; (8) Easement to U.S. Sprint Communications of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee; (9) Right of Way Easement to USA of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee; (10) Easement to Piedmont Natural Gas Company of record in Instrument No. 20230112-0002727, amended in Instrument No. 20230714-0053914, in the

Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5794, Page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041324, Book 5794, Page 539, amended in Instrument No. 20060512-0056329, Instrument No. 20100415-0028541 and Instrument No. 20230425-0030401, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1120 General George Patton Road, Nashville, TN 37221
(House No.) (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 our hands this 25th day of September, 2023.

The Dennis Ingram and LoAnn Ingram Revocable Living Trust

BY: Dennis C. Ingram, Trustee
Dennis C. Ingram
Trustee

BY: LoAnn B. Ingram, Trustee
Loann B. Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dennis C. Ingram and Loann B. Ingram, Trustees of the The Dennis Ingram and LoAnn Ingram Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselves to be the Trustees, of the The Dennis Ingram and LoAnn Ingram Revocable Living Trust, and that they as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Dennis C. Ingram and Loann B. Ingram, as Trustee.

Witness my hand and official seal this 25th day of September, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/25/2023.

Affiant Signature – Joshua A. Terry

9/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/26/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27