# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057743 DEEDWARR
10/04/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $20,350.00
20231004-0078165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

37856

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 8

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 1031 Tyne Property Trust U/A/D September 27, 2023 | SAME AS NEW OWNER | |
| (NAME) P.O.Box 340020 | (NAME) | 145 04 0 051.00 |
| (ADDRESS) Nashville, TN 37203-0020 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, I, **JOHN NELSON, TRUSTEE OF THE 1031 TYNE TRUST U/A/D FEBRUARY 15, 2022**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1031 TYNE PROPERTY TRUST U/A/D SEPTEMBER 27, 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(s) 3, as shown on the map entitled Resubdivision of Lots 3 & 4 Overton Lea Home, of record in Plat Book 7900, Page 732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Together with a 40 foot access easement as shown on the aforesaid Plat of Resubdivision of Lots 3 & 4 Overton Lea Home**

**Being the same property conveyed to John Nelson, Trustee of 1031 Tyne Trust u/a/d February 15, 2022, by Warranty Deed from Daniel Lee Phillips and Sherre Florence Phillips, Husband and Wife, of record in Instrument No. 20220630-0075977, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022, and recorded on June 30, 2022.**

**Being the same property conveyed to Daniel Lee Phillips, and wife, Sherre Florence Phillips, by General Warranty Deed from Robert Hilton Wickham, and wife, Cynthia C. Wickham, of record in Book 9371, Page 798, in the Register's Office of Davidson County, Tennessee, dated May 27, 1994 and recorded on June 07, 1994.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1031 Tyne Blvd, Nashville, TN 37220
(House Number) (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 my hand this 3rd day of October, 2023

1031 TYNE TRUST U/A/D FEBRUARY 15, 2022

BY: _____

JOHN NELSON, TRUSTEE

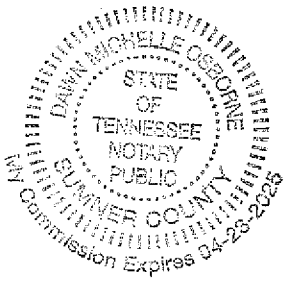
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Nelson with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 1031 Tyne Trust U/A/D February 15,2022, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 3rd day of October, 2023.

Commission expires:




_____
Notary Public

## Tennessee Certification of Electronic Document

I, George Mudter, 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 10/3/23 (date of document).

Affiant Signature

10/3/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of October, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY