BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER: Lamorinda Properties, LLC
4117 Hillsboro Pk, Ste 103-265
Nashville, TN 37215

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 091 13 0 166.00

Karen Johnson Davidson County
Batch# 1058974 DEEDWARR
10/09/2023 10.51 50 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20231009-0079243

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Glyna E. Kilpatrick, Trustee of the "Glyna E. Kilpatrick Revocable Living Trust dated July 16, 2003"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lamorinda Properties, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Westboro Subdividion, Section 11, as of record in Book 1424, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 75 feet on the northwesterly side of Westboro Drive and runs back between parallel lines 197.9 feet to a dead line.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a tract of land containing 2,430 square feet, more or less, conveyed to the State of Tennessee, by deed from William B. Earps and wife, of record in Book 3345, Page 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glyna E. Kilpatrick, Trustee of the "Glyna E. Kilpatrick Revocable Living Trust dated July 16, 2003" by Quitclaim Deed from Glyna E. Kilpatrick dated April 7, 2016 and recorded April 11, 2016, of record in Instrument No. 20160411-0034204, Register's Office for Davidson County, Tennessee.

This is property with a common address of 6412 Patton Avenue, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid by the Grantor at closing.(2) All matters appearing on the Plan of Section Two, Westboro, of record in Plat Book 1424, Page 60, Register's Office for Davidson County, Tennessee.(3) Subject to Deed of Conveyance to the State of Tennessee in Book 3345, Page 453, dated March 1, 1962, said Register's Office.(4) Summary of Trust in Instrument No. 20040412-0040747, said Register's Office.(5) Certificate of Trust in Instrument No. 20230622-0047281, said Register's Office.(6) NOTE: Subject lot is a corner lot, located at Westboro Drive and Patton Avenue, and is sometimes known as 510 Westboro Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of October 2023.

Glyna E. Kilpatrick, Trustee of the "Glyna E. Kilpatrick Revocable Living Trust dated July 16, 2003"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Glyna E. Kilpatrick, Trustee of the "Glyna E. Kilpatrick Revocable Living Trust dated July 16, 2003"** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

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

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $425,000.00.

Affiant

Subscribed and sworn before me this 3rd day of October 2023.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. 2308-124