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

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $2,700,000 00.

Affiant

Karen Johnson Davidson County
Batch# 1063132 DEEDWARR
10/20/2023 10 32 15 AM 2 pgs
Fees $13 00 Taxes $9,990 00
20231020-0082348

Subscribed and sworn before me this the 19th day of October, 2023

Notary Public
My commission expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Timothy Vacek and Megan Vacek	New Owner	104-09-0 021 00
3720 Central Ave		
Nashville, TN 37205		

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEGINA FORD CHAUDOIN, TRUSTEE OF THE PASS THE SALT TRUST, DATED JANUARY 13, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY P VACEK AND MARGARET T VACEK, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Revised Plan of S C McDonald's Resubdivision of Lot 230, the West 42 5 feet of Lot 231, and the East 25 feet of Lot 229 on the Map of Richland Realty Co 's 2nd Subdivision "B", of record in Plat Book 5060, Page 195, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Together with an easement over the property adjoining the said premises on the Easterly side for ingress, egress and regress from and to the public alley over and upon the said adjoining tract for use of the driveway as it now exists, as described and conveyed in Deed of record in Book 8144, Page 175, re-recorded in Book 8211, Page 953, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Legina Ford Chaudoin, Trustee of the Pass the Salt Trust, dated January 13, 2021, by Quitclaim Deed dated 01/14/2021, from Linda M Shepherd, trustee of the Poppy Son Trust dated May 26, 2017, of record in Instrument No 20210115-0007167, Register's Office for Davidson County, Tennessee

Also being the same property conveyed to Linda M Shepherd, trustee of the Poppy Son Trust dated May 26, 2017, by Warranty Deed dated 06/08/2017, from Anna S Bridgers, unmarried, of record in Instrument No 20170613-0059049, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 3720 Central Ave , Nashville, TN 37205

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, successors and/or assigns, forever Grantors covenant with 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, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19 day of October, 2023

Pass the Salt Trust, dated January 13, 2021

By _____
Legina Ford Chaudoin, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Legina Ford Chaudoin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Pass the Salt Trust, dated January 13, 2021 and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Pass the Salt Trust, dated January 13, 2021 by the said Legina Ford Chaudoin as such TRUSTEE

Witness my hand and official seal this 19 day of October, 2023

My commission expires 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY