Karen Johnson Davidson County
Batch# 1064127 DEEDWARR
10/24/2023 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $6,031.00
20231024-0083118

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37917-10-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,630,000.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2023. Notary Public My Commission Expires: 7/7/2027

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Short Family Farm, LLC 1041 Vaughn Crest Dr. Franklin, TN 37069	New Owner 1041 Vaughn Crest Dr. Franklin, TN 37069	Map and Parcel No.: 13105001400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3525 Trimble, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Short Family Farm, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3525 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of October, 2023.

3525 Trimble, LLC, a Tennessee limited liability company

BY: _____ Authorized Representative
Anthony E. Ewing, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anthony E. Ewing, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative of 3525 Trimble, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of October, 2023.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Russwood Heights of record in Plat Book 2133, Pages 12 and 13, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 159.2 feet on the Westerly side of Trimble Road, and runs back 321.3 feet on the Northerly line and 274.6 feet on the Southerly line to a dead line in the rear on which it measures 149.8 feet.

Being the same property conveyed to 3525 Trimble, LLC, a Tennessee limited liability company, by deed dated June 30, 2022 from Grisham Home Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20220630-0076267, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2133, Pages 12 and 13, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 2098, Page 60, Register's Office for Davidson County, Tennessee.
4. Pending disbursement of the full proceeds of the loan secured by the mortgage set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any liens or defects to title, up to the face amount of the policy, notwithstanding anything to the contrary set forth in this policy.

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 10/23/23 (date of document).

Affiant Signature

10/23/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 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