Karen Johnson Davidson County
Batch# 1066857 DEEDWARR
10/31/2023 02 44 40 PM 3 pgs
Fees $18 00 Taxes $22,200 00
20231031-0085164

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No 63305
Dav Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Karyn M. Frist, Trustee of the 701 Belle Meade Boulevard Trust U/A Dated October 13, 2023 701 Belle Meade Boulevard Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13002013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$6,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John V. Abbott and Nancy S. Abbott, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Karyn M. Frist, Trustee of the 701 Belle Meade Boulevard Trust U/A Dated October 13, 2023**, hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation Plat of Lots 1 and 2 Belle Meade 2nd Plan Resubdivision of Lots 19-21, of record in Instrument No. 20140610-0050369, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John V. Abbott and wife, Nancy S. Abbott, by Warranty Deed from William C. Killebrew, Jr., Successor Trustee of the Trust u/a/o Margaret S. Nye, dated August 23, 2013 and recorded on August 26, 2013 of record in Instrument No 20130826-0089516, Register's Office for Davidson County, Tennessee.

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2023, and subsequent years, The Plan of record in Instrument No 20140610-0050369, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 237, said Register's Office

This is improved property, known as 701 Belle Meade Boulevard, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of October, 2023.

John V. Abbott

State of Tennessee

County of Davidson

On this 27th day of October, 2023, before me the undersigned authority, personally appeared **John V. Abbott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2023.

Nancy S. Abbott

State of Tennessee

County of Davidson

On this 23rd day of October, 2023, before me the undersigned authority, personally appeared **Nancy S. Abbott**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $6,000,000 00

Affiant

Sworn and subscribed before me this 30 day of October, 2023.

Notary

My Commission Expires

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024