THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37915	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,250,000.00. Affiant Subscribed and sworn to before me this 6th day of November, 2023. Notary Public My Commission Expires: 9-6-26

LANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1068707 DEEDWARR
11/06/2023 11:13:55 AM 3 pgs
Fees: $18.00 Taxes: $15,725.00
20231106-0086594

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Childress, Trustee of the 126 3rd Ave Property Trust 5875 Fredricksburg Drive Nashville, TN 37215		Map and Parcel No.: 14506000200

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, Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jason Childress, Trustee of the 126 3rd Ave Property Trust ("Grantee"), its successors, heirs 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 5875 Fredricksburg Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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 2nd day of November, 2023.

Jennifer Lynn Turner, Trustee

Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2023.

Notary Public

My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Laurel Ridge, Section 2, as of record in Book 3600, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Calister Turner, III and Jennifer Turner, husband and wife, by deed dated May 28, 2015 from William Slonecker and wife, Betty J. Slonecker of record in Instrument No. 20150603-0051850, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 24, 2018 of record in Instrument No. 20180611-0055926, Register's Office for Davidson County, Tennessee, H. Calister Turner, III conveyed his interest in subject property to Jennifer Turner. By Quitclaim Deed dated July 27, 2021 of record in Instrument No. 20210819-0112470, Register's Office for Davidson County, Tennessee, Jennifer Turner conveyed subject property to Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021.

This conveyance is made subject to:

1. Restrictive Covenants contained in an instrument of record in Book 3611, Page 502, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 3600, Page 8, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8045, Page 688, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.