Karen Johnson Davidson County
Batch# 1079434 DEEDWARR
12/06/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20231206-0094463

ADDRESS NEW OWNER: Kin Chi Chan and Rachel Kay Perlman, Trustees,
under THE PERLMAN CHAN TRUST AGREEMENT,
dated December 14, 2009
216 Page Road
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER
216 PAGE ROAD
NASHVILLE, TN 37205

MAP-PARCEL NOS. 13009009400

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, **Equitable Trust Company, Trustee of The PGP Revocable Property Trust dated November 22, 2023** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kin Chi Chan and Rachel Kay Perlman, Trustees, under THE PERLMAN CHAN TRUST AGREEMENT, dated December 14, 2009** (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. 4, Block 5, on the Plat of The Highlands of Bellemeade of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Equitable Trust Company, Trustee, of the PGP Revocable Property Trust dated November 22, 2023, by Quitclaim Deed Recorded on November 22, 2023 in Instrument No. 20231122-0091131, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 216 Page Road, Nashville, TN 37205.

SEE CERTIFICATE OF TRUSTS ATTACHED HERETO AND MADE A PART HEREOF.

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 for by the Grantor at closing.(2) All matters appearing on the Plan of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee.(3) Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 6273, Page 655, said Register's Office.(4) Certificate of Trust for the Elise Smith Mitchell Trust of record in Instrument No. 20231122-0091131, said Register's Office.(5) Certificate of Trust for the Banford Raye Mitchell Trust of record in Instrument No. 20231122-0091131, said Register's Office.

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 1st day of December 2023.

Equitable Trust Company, Trustee of The PGP Revocable Property Trust
dated November 22, 2023:

BY: _____, VP
Jonathan Lovejoy, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Jonathan Lovejoy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Vice President of Equitable Trust Company, the within named bargainor, and that he as such Vice President executed the within instrument for the purposes therein contained by signing the name of the company by the said Jonathan Lovejoy as such Vice President and on company's behalf and as company's free act and deed.

Witness my hand and official seal at office, this 1st day of December 2023.

_____
Notary Public
My Commission Expires: 9-2-2024

STEPHANIE J. EDWARDS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $3,700,000.00.

_____
Affiant

Subscribed and sworn before me this 1st day of December 2023.

_____
Notary Public
My Commission Expires:
3-3-2026

CARMEN COATS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

File No. 2311-173

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 1, 2023** (date of document).

Affiant Signature

December 6, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25