Karen Johnson Davidson County
Batch# 1080469 DEEDWARR
12/11/2023 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20231211-0095277

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37966	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 11 day of December, 2023. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
D. Todd and Elizabeth Carson 6112 Jocelyn Hollow Road Nashville, TN 37205	New Owner	Map and Parcel No.: 11609000500

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, William D. Edwards, Trustee of the 9th Avenue Trust U/A dated September 25, 2018, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to D. Todd Carson and Elizabeth Lyall Carson, husband and wife ("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 unimproved property located at 6040 Jocelyn Hollow Road, Nashville, TN 37205.

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 6 day of December, 2023.

William D. Edwards, Trustee of the 9th Avenue Trust U/A dated September 25, 2018

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Edwards, Trustee, 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.

Witness my hand, at office, this 6th day of December, 2023.

Notary Public

My Commission Expires: 4-6-2024

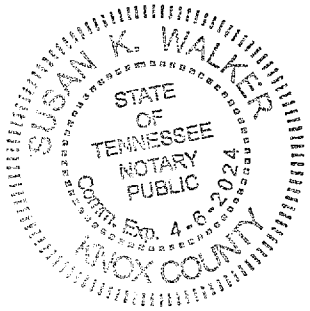


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of West Meade Village Tract, Section "A" of record in Book 1421, page 71, 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 William D. Edwards, Trustee of the 9th Avenue Trust Agreement dated September 25, 2018 by deed dated January 5, 2022 from Donald Scott White, Trustee of White Family Revocable Living Trust Agreement dated December 17, 2012 of record in Instrument No. 20220105-0002264, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1421, Page 71, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

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 12/11/23 (date of document).

Affiant Signature

12/11/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

