Karen Johnson Davidson County
Batch# 1080509 DEEDWARR
12/11/2023 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20231211-0095348

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

W-BC-23-1703

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Tip Top Trust	**NEW OWNER**	
(NAME)	(NAME)	**081-03-0-041.00**
PO Box 23096		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE URQUHART, ADMINISTRATOR OF THE ESTATE OF CONSTANCE ANITA RYANS AND NATHAN PRENTIS AND ALBERT RYANS AND LORI RYANS AND STEPHANIE RYANS AND TRACEY RYANS HOOKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHAD A. LAUTT, TRUSTEE OF THE TIP TOP TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the westerly 50 feet of Lot No. 30 on the plan of John A. Bell Subdivision of the Mary J. Fox land, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50 feet on the southerly side of Pecan Street, formerly Coward Street, and runs back between parallel lines 142 feet to an alley.

NOTE: Prior deeds incorrectly state plat reference as Book 332, Page 401.

Being the same property conveyed to Rush Wood Cheek and wife, Estella Cheek by Warranty Deed from L.C. Anderson and wife, Lola B. Anderson of record in Book 2901, page 365, Register's Office for Davidson County, Tennessee, dated April 15, 1959 and recorded on April 17, 1959.

The said Estella Cheek died on or about August 26, 1973 and subject property vested solely in Rush Wood Cheek as surviving tenant by the entirety.

Being the same property conveyed to Mary E. Cheek, my wife, to create an estate by the entireties in and to the entire interest in the said property by Quitclaim Deed from Rush Wood Cheek of record in Book 6156, page 106, Register's Office for Davidson County, Tennessee, dated October 12, 1983 and recorded on October 12, 1983.

The said Rush Wood Cheek died on or about October 9, 1997 and subject property vested solely in Mary E. Cheek as surviving tenant by the entirety.

The said Mary E. Cheek a/k/a Mary Elizabeth Cheek died on or about May 23, 2008. Affidavit of Heirship filed on November 17, 2010 in Instrument No. 20101117-0091929 containing incorrect information, naming Constance Ryan as the sole heir at law. Subsequently Affidavit of Heirship filed on April 24, 2023 in Instrument No. 20230424-0029970, Register's Office for Davidson County, Tennessee identifying Nathaniel Prentis, Constance Anita Ryans and Pamela Prentiss and the heirs at law of Mary Elizabeth Cheek.

The said Constance Anita Ryans died intestate on August 25, 2018. Order bringing subject property into the Estate of Constance Anita Ryans in order to satisfy debts entered September 3, 2021, Docket No. 19P625, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Order appointing Mike Urquhart as Administrator of the Estate of Constance Anita Ryans entered March 28, 2023 and subsequent Second

Amended Order approving the sale of all the interest of Constance Anita Ryans by Mike Urquhart, Administrator entered November 9, 2023.

The said Pamela Prentiss died intestate on August 28, 2023 and her interest in subject property vested in her brother, Nathan Prentiss and Lori Ryans, Albert Ryans, Stephanie Ryans and Tracey Ryans Hooks, as the Heirs at Law of her sister Constance Anita Ryans, pursuant to Affidavits of Heirship being recorded simultaneously herewith in Instrument Number 202312110095342, and Instrument Number 202312110095343 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1703 Pecan Street, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2023.

The Estate of Constance Anita Ryans

BY:_____
Mike Urquhart
Administrator

Albert Ryans by Attorney in Fact
Albert Ryans by Margaret Means
Attorney in Fact

Lori Ryans by Attorney in Fact
Lori Ryans by Margaret Means
Attorney in Fact

Stephanie Ryans by Attorney in Fact
Stephanie Ryans by Margaret Means
Attorney in Fact

Tracey Ryans Hooks by Attorney in Fact
Tracey Ryans Hooks by Margaret Means
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the THE ESTATE OF CONSTANCE ANITA RYANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6 of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALBERT RYANS, LORI RYANS, STEPHANIE RYANS, and TRACEY RYANS HOOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said ALBERT RYANS, LORI RYANS, STEPHANIE RYANS, and TRACEY RYANS HOOKS.

Witness my hand and official seal, this the 6 of December, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2023.

Nathan Prentis

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN PRENTIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 of December, 2023.

Notary Public
My Commission Expires: 10/08/2024
(SEAL)

LISA ANNE FORSTER
Notary Public - Arizona
Maricopa County
Commission # 587791
My Comm. Expires Oct 8, 2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 12/6/23 (date of document).

Affiant Signature

Date 12/11/23

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025