Karen Johnson
Batch # 1095742
01/30/2024 10:00:52 AM
Fees: $13.00 Taxes: $10,545.00
Davidson County
DEEDWARR
2 pgs
20240130-0006399

WARRANTY DEED

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00.

Karen W. Saul
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-6908-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Karen Winters Saul Revocable Trust u/a/d March 13, 2009	NEW OWNER	116-10-0-040.00
(NAME)	(NAME)	
204 Jackson Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Million Eight Hundred Fifty Thousand Dollars And No/100 Dollars ($2,850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KARLA G. CHRISTIAN AND BRIAN PLEGGE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN WINTERS SAUL REVOCABLE TRUST U/A/D MARCH 13, 2009**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Consolidation of 204 Jackson Boulevard, Part of Lot 2 with Part of Lot 3, Johnson Bransford's Subdivision, Deer Park, Belle Meade, of record in Plat at Instrument No. 20111121-0091196, being a revision of Plat Book 421, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karla G. Christian by Quitclaim Deed from Caney S. Gunn of record in Instrument No. 20110428-0032443, Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 28, 2011.

Being the same property conveyed to Karla G. Christian by Warranty Deed from Caney S. Gunn and husband, James T. Gunn of record in Instrument No. 20110428-0032444, Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 28, 2011.

Being the same property conveyed to Karla G. Christian by Quitclaim Deed from Mary Ellen Rolando of record in Instrument No. 20110826-0066145, Register's Office for Davidson County, Tennessee, dated August 23, 2011 and recorded on August 26, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 204 Jackson Boulevard, Nashville, TN 37205-3300
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 our hands this 29th day of January 2024.

Karla G. Christian

Brian Plegge

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Karla G. Christian**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of January 2024.

My Commission Expires: Nov 8, 2027

Notary Public

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 **Brian Plegge**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of January 2024.

My Commission Expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON