This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $1,975,000.00.

Affiant

Subscribed and sworn before me this the 31 day of January, 2024.

Notary Public
My commission expires: 9-6-26

WARRANTY DEED

Address of New Owner:
The Joel K. Lipman Non-GST Exempt Irrevocable Trust F/B/O Taylor N. Lipman (dated 11/23/2020)
1857 Laurel Ridge Drive
Nashville, TN 37215

Send Tax Bill to:
New Owner

Tax Information:
145-10-0 075.00

Karen Johnson
Batch # 1096681
02/01/2024 09:59:58 AM
Fees: $13.00 Taxes: $7,307.50

Davidson County
DEEDWARR
2 pgs

20240201-0007068

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TAYLOR B. YORK, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE JOEL K. LIPMAN NON-GST EXEMPT IRREVOCABLE TRUST F/B/O TAYLOR N. LIPMAN (DATED 11/23/2020), hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT ONE:
Being Lot 9 of the Resubdivision of Lots 8 and 9 Brigid Ann Heights, Section Three Revised, Davidson County, Tennessee, of record in Plat Book 5210, Page 359, Register's Office for said county and being more particularly described as follows:

Beginning at a point in the northwesterly right-of-way of Mary Helen Drive, said point being the southwesterly corner of Lot 10 on the Resubdivision of Lots 6, 7, 8, 9, and 10 of Brigid Ann Heights, Section Three Revised, of record in Plat Book 5210, Page 8, said Register's Office and a Northeast corner of the property described herein; thence with the right-of-way of Mary Helen Drive, 47.15 feet to a point; thence South 36 degrees 07 minutes 41 seconds West, 105.40 feet to a point; thence North 51 degrees 42 minutes 00 seconds West, 265.00 feet to a point; thence North 81 degrees 42 minutes 00 seconds West, 80.00 feet to a point in the easterly right-of-way of Laurel Ridge Drive; thence with the right-of-way of Laurel Ridge Drive, 57.00 feet to a concrete monument; thence with the same, 60.00 feet to a concrete monument; thence North 78 degrees 45 minutes 15 seconds East, 161.43 feet to a point; thence South 43 degrees 32 minutes 19 seconds East, 267.78 feet to the right-of-way of Mary Helen Drive and the point of beginning and containing 1.375 acres, more or less.

Together with an easement for a Secondary Overflow Sub-soil Sewerage Disposal Field and an easement access for sewerage lines connecting to said sewerage disposal field as shown and dedicated on the Plan of record in Book 5210, Page 8 and Book 5210, Page 359, said Register's Office.

TRACT TWO:
Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 24, 1982, and known as Job No. 82-089 as follows:

Beginning at an iron pin in concrete on the easterly margin of Laurel Ridge Drive, said point of beginning being the Southwest corner of this tract and the Northwest corner of Lot No. 9 on the plan of the Resubdivision of Lots 8 and 9 of Brigid Ann Heights, Section 3, Revised of record in Plat Book 5210, Page 359, Register's Office for Davidson County, Tennessee, thence with the margin of the said Laurel Ridge Drive North 08 degrees 18 minutes 00 seconds East 126.88 feet to an iron pin set; thence leaving the margin of said Drive and severing in the Alfred D. Sharp, Jr. land, of which this is a part, South 79 degrees 35 minutes 09 seconds East 29.25 feet to an iron pin; thence South 05 degrees 39 minutes 37 seconds West 113.69 feet to an iron pin set on the northerly line of the aforesaid Lot 9; thence with the line of said Lot 9 South 78 degrees 45 minutes 15 seconds West 36.57 feet to the point of beginning, containing 3843 square feet more or less.

This conveyance is subject to a 20-foot easement for access to primary and secondary overflow fields to serve Lots 8, 9 and 10 on the Plan of Brigid Ann Heights, Section Three (revised) as shown on the Plans of record in Book 5210, Page 359 and Book 5210, Page 8, Register's Office for said County. Said Easement crossing the southerly 20-feet of the above described property.

Being the same property conveyed to Taylor York, a single man, by Warranty Deed dated 05/15/2019, from Kathryn Carson Saldivar, Successor Trustee of the Martha Kathryn Key Revocable Trust U/A/D January 21, 2013, Amended and Restated June 26, 2013, Designation of Successor Trustee dated August 22, 2013, of record in Instrument No. 20190521-0047781, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS PROPERTY KNOWN AS 1857 Laurel Ridge Dr., Nashville, TN 37215.

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 heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 31 day of January, 2024.

Taylor B. York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Taylor B. York, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of January, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY