THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6789-WE

Karen Johnson
Batch # 1103450
02/22/2024 09:21:41 AM
Fees: $13.00 Taxes: $20,350.00

Davidson County
DEEDWARR
2 pgs

20240222-0012101

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500,000.00.

Pamela L. Chelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2024.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McGugin Family Dynasty Trust	NEW OWNER	
402 West Brookfield Avenue		130-09-0-138.00
Nashville, TN 37205-4408		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sam Blue DeVane, Trustee of the DeVane Tennessee Community Property Trust dated November 10, 2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **McGugin Family Dynasty Trust u/a/d June 7, 2022**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. F on the Map of the Subdivision of Lot No. 2 of Block 1, Highlands of Belle Meade, as of record in Plat Book 843, Page 14, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sam DeVane and Denise DeVane, husband and wife by Warranty Deed from Beth A. McCague and husband, James E. McCague of record in Book 11430, Page 139, in the Register's Office for Davidson County, Tennessee, dated February 16, 1999 and recorded on April 13, 1999.

Being the same property conveyed to Sam Blue DeVane and Denise Mathis DeVane, Co-Trustees of the DeVane Tennessee Community Property Trust dated November 10, 2015 by Quitclaim Deed from Sam Blue DeVane and Denise Mathis DeVane of record in Instrument No. 20151113-0115539, in the Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 13, 2015, as corrected by Scrivener's Affidavit of Correction recorded on December 1, 2015 of record in Instrument No. 20151201-0121073, in said Register's Office.

Being the same property conveyed to Sam Blue DeVane and Denise Mathis DeVane, Co-Trustees of the DeVane Tennessee Community Property Trust dated November 10, 2015 by Quitclaim Deed from Sam Blue DeVane and Denise Mathis DeVane of record in Instrument No. 20151201-0121074, in the Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on December 01, 2015.

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.

This is __ unimproved _X_ improved property known as **402 West Brookfield Avenue, Nashville, TN 37205-4408**

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 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 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 our hands this the 15 day of February, 2024.

Sam Blue DeVane, Trustee of the DeVane Tennessee Community Property Trust dated November 10, 2015

BY: _____, Trustee
Sam Blue DeVane, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sam Blue DeVane** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The DeVane Tennessee Community Property Trust dated November 10, 2015,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Sam Blue DeVane** as such **Trustee.**

Witness my hand and official seal this the 15th day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON