Karen Johnson Davidson County
Batch# 1111341 DEEDWARR
03/14/2024 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $21,275.00
20240314-0017793

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: George Lazenby and Virginia Lazenby	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME) 1204 Belle Meade Blvd	(NAME) 1204 Belle Meade Blvd	130-13-0-028.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **Greg A. Betterton, Trustee of the Belle Meade Land Trust U/A/D December 10, 2014** ,HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **George Lazenby and Virginia Lazenby**, husband and wife, 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. 9 on the Plan of Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Plat Book 1130, Page 87, Register's Office for said Davidson County, to which plan reference is made for a more complete description.

Being the same property conveyed to Greg A. Betterton, Trustee of the Belle Meade Land Trust U/A/D December 10, 2014 by Warranty Deed from Christopher W. Cain and wife, Heather B. Cain of record in Instrument No. 20141215-0114304 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 15, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Trustee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1204 Belle Meade Blvd Nashville, TN 37205
(House Number) (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 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 my hand this 5TH day of MARCH, 2024.

Greg A. Betterton, Trustee of the Belle Meade Land Trust U/A/D December 10, 2014

By: Greg A. Betterton, Trustee

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Greg A. Betterton, Trustee of the Belle Meade Land Trust U/A/D December 10, 2014**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of March, 2024.

Notary Public

My Commission Expires: _____

ELISE J. DURANCEAU
Commission # HH 082709
Expires March 8, 2025
Bonded Thru Budget Notary Services

Certificate of Authenticity

I, Holly A. Mason, 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 March 14, 2024.

Affiant Signature

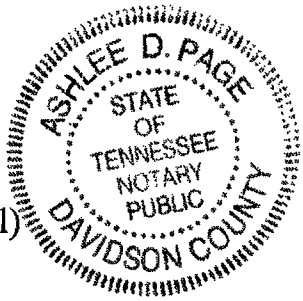
3/14/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of March, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026