Karen Johnson
Batch # 1111517
03/15/2024 11:23:09 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDWARR
5 pgs
20240315-0018088

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Boyce Davis Jr.
4400 Cato Rd
Nashville, TN 37218

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Boyce Davis Jr.,** an unmarried person whose address is: 4400 Cato Rd., Nashville, Tennessee 37218 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Boyce Davis Jr., Trustee of the Boyce Davis Oath Trust, dated September 18, 2023, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 4400 Cato Rd., Nashville, Tennessee 37218, the following tract of land located in Davidson County, State of Tennessee, to-wit:

Legal description attached hereto and made a part hereof as Exhibit "A"

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on September 18, 2023.

Boyce Davis Jr., GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Boyce Davis Jr., an unmarried person with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this September 18, 2023.

Notary
My commission expires:

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Boyce Davis Jr., AFFIANT

Sworn to and subscribed before me this September 18, 2023.

Notary
My commission expires:

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information:
Tract 1: 058 00 0 018.00
Tract 2: 081 06 0 018.00
Tract 3: 081 06 0 479.00
Tract 4: 081 06 0 192.00
Tract 5: 081 06 0 004.00
Tract 6: 081 06 0 089.00

Property Address:
Tract 1: 4400 Cato Rd, Nashville, Tennessee 37218
Tract 2: 2709 O'Neal Dr, Nashville, Tennessee 37208
Tract 3: 2415 Clarksville Pike, Nashville, Tennessee 37208
Tract 4: 2103 26th Ave N, Nashville, Tennessee 37208
Tract 5: 2000 28th Ave N, Nashville, Tennessee 37208
Tract 6: 1902 28th Ave N, Nashville, Tennessee 37208

Name and Address of the Property Owner:
Boyce Davis Jr.
4400 Cato Rd, Nashville, Tennessee 37218

Name and Address of the Persons or Entity Responsible for Taxes:
Boyce Davis Jr.
4400 Cato Rd, Nashville, Tennessee 37218

EXHIBIT "A"

Tract 1:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 1 of Exhibit "A" on the Plan of the subdivision of the lands of Dr. J. H. Jordan, Deceased, as of record in Plan Book 2, Page 79, Chancery Court at Nashville, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 27, 1955, as follows: Beginning at an iron pin on the easterly margin of Cato Road, at the southwest corner of the property conveyed to Grover Cleveland Breedlove and wife by deed from Andy Glaus, Jr. and wife, of record in Book 2340, Page 29, as corrected in Book 2448, Page 109, Register's Office for Davidson County, Tennessee; thence with said Breedlove's southern boundary line, south 86 deg. 45' east 552 feet to an iron pin at said Breedlove's southeast corner; thence south 10 deg. 30' east 145 feet; thence north 89 deg. 20' west 484.3 feet to the easterly margin of said Road; thence with same, north 27 deg. 48' west 192.2 feet to the beginning.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20021108-0137905 in the Register's Office of Davidson, Tennessee.

Commonly known as: 4400 Cato Road, Nashville, Tennessee 37218

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Cumberland Gardens as of record in Book 2900, Pages 3 and 4, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20041215-0149312 in the Register's Office of Davidson, Tennessee.

Commonly known as: 2709 O'Neal Drive, Nashville, Tennessee 37208

Tract 3:

Being part of Lot No. 17 on the Nichol Property, as of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, described as follows to-wit:

STARTING on the southeast corner of 25th Avenue North and Clarksville Highway, thence running down Clarksville Highway westwardly for a distance of 120 feet toward 24th Avenue North, thence southwardly for approx. 150 feet more or less to an alley; thence with said margin of said alley, northwestwardly 120 feet more or less to the easterly margin of 25th Avenue, North; thence with said margin of said 25th Avenue, North, northwardly 150 feet, more or less, to a point at the southeast corner of 25th Avenue, North and the Clarksville Highway, to the point of beginning.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20051027-0129999 in the Register's Office of Davidson, Tennessee.

Commonly known as: 2415 Clarksville Highway, Nashville, Tennessee 37208

Tract 4:

Being Lot No. 24 on the Plan of J. Matt Williams' Subdivision of Lot No. 8, Harding Bosley Tract, as of record in Plat Book 332, Page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Westerly margin of 26th Avenue North said point being the Southeast corner of property conveyed to Chester Hibdon, and wife, by deed of record in Book 2542, Page 125, said Register's Office; thence running with Hibdons Southerly line, North 86 deg. 30 minutes West 550.5 feet, more or less, to a point in the Easterly boundary line of lot No. 89 on the plan of Cumberland Gardens, of record in Book 2900, Page 3, said Register's Office; thence with same Southerly 53 feet, more or less, to a point, the Southeast corner of said Lot No. 89; thence South 86 deg. 30 minutes East 550.3 feet, more or less, to a point in the Westerly margin of 16th Avenue North; thence with same Northerly 53 feet, more or less, to the point of beginning.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Instrument No. 20070723-0087050 in the Register's Office of Davidson, Tennessee.

Commonly known as: 2103 26th Ave N, Nashville, Tennessee 37208

Tract 5:

Being Lot No. 99 on the Plan of Cumberland Gardens as of record in Book 2900, pages 3 and 4, Register's Office for said County, to which said plain reference is hereby made for a complete legal description of said lot.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book 7887, Page 470 in the Register's Office of Davidson, Tennessee.

Commonly known as: 2000 28th Ave N, Nashville, Tennessee 37208

Tract 6:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 45 fronts 65 feet on the easterly side of 28th Avenue North, and extends back 133.9 feet on the northerly line and 100 feet on the southerly line to a dead line which is a broken line, measuring 91.8 feet thereon.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of deed of record at Book 10768, Page 306 in the Register's Office of Davidson, Tennessee.

Commonly known as: 1902 28th Ave N, Nashville, Tennessee 37208