Karen Johnson Davidson County
Batch # 1112043 DEEDWARR
03/18/2024 01:59:48 PM 2 pgs
Fees: $13.00 Taxes: $13,412.50
20240318-0018521

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63531
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fouce Family Trust Under Agreement dated June 7, 1990 1119 Park Ridge Dr. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 14403002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale L. Prince and Debra Lynn Prince, Trustees for the The DLP Revocable Trust dated February 6, 2014**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Fouce Family Trust Under Agreement dated June 7, 1990** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Chickering Park, Section Three of record in Book 2663, pages 90 and 91, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra Prince and Dale Prince, as joint tenants with the rights of survivorship by Warranty Deed from Frank S. Bloch and Melissa Ruth Bloch,, husband and wife, dated December 20, 2013 and recorded on December 23, 2013 of record in Instrument No. 20131223-0129487, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 11, 2014, recorded on February 18, 2014, of record in Instrument No. 20140218-0013925, said Register's Office, subject property was conveyed to Dale L. Prince and Debra Lynn Prince, Trustees for The DLP Revocable Trust, dated February 6, 2014.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, pages 90 and 91, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as 1119 Park Ridge Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of March, 2024.

The DLP Revocable Trust dated February 6, 2014

By: _____ Co-Trustee
Dale L. Prince, Co-Trustee

_____ Co-Trustee
Debra Lynn Prince, Co-Trustee

State of Tennessee

County of Davidson

On this 11th day of March, 2024, before me the undersigned authority, personally appeared Dale L. Prince and Debra Lynn Prince, Trustees of the The DLP Revocable Trust dated February 6, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,625,000.00.

_____
Affiant

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

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

_____
Notary