Karen Johnson Davidson County
Batch# 1116780 DEEDWARR
04/01/2024 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $12,395.00
20240401-0022124

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38068-02-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,350,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: 221 Evelyn Avenue Trust P.O. Box 340020 Nashville, TN 37203	**Send Tax Bills To:** 221 Evelyn Avenue Trust P.O. Box 340020 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 11610000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Y. Zentner, Trustee of the Berry Hill Trust u/a/d March 21, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **221 Evelyn Avenue Trust u/a/d March 25, 2024** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 221 Evelyn Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of March, 2024.

Adam Y. Zentner, Trustee of the Berry Hill Trust
u/a/d March 21, 2024

STATE OF ~~NEW YORK~~ Kansas

COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Y. Zentner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Berry Hill Trust u/a/d March 21, 2024, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2024.

Notary Public

My Commission Expires: 10·12·2027

NOTARY PUBLIC - State of Kansas
JENNIFER KLOSTER
My Appt. Expires 10·12·2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the southerly part of Lot No. 3 on the Map of Deerfield, of record in Book 547, pages 191 and 192, Register's Office for said County.

Said lot and part of lot adjoin and front together 125 feet on the westerly side of Evelyn Avenue and run back between lines, 220.3 feet on the southerly line of Lot No. 2, and 220 feet more or less on the northerly line of part of Lot No. 3, to a dead line on which they measure 135 feet.

Being the same property conveyed to Vaughn Millette and Amy Millette, husband and wife, by deed dated May 14, 2019 from James H. Cheek, IV, and Lisa B. Cheek, husband and wife, of record in Instrument No. 20190515-0045702, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 19, 2023 of record in Instrument No. 20230929-0076592, Register's Office for Davidson County, Tennessee, Vaughn Millette and Amy Millette, husband and wife, conveyed subject property to 508 LLC, a Delaware limited liability company. By Quitclaim Deed dated September 19, 2023 of record in Instrument No. 20230929-0076592, Register's Office for Davidson County, Tennessee, Vaughn Millette and Amy Millette, husband and wife, conveyed subject property to 508 LLC, a Delaware limited liability company. By Quitclaim Deed dated March 28, 2024, of record in Instrument No. 202404010022122 Register's Office for Davidson County, Tennessee, 508, LLC conveyed subject property to Vaughn Millette, married. By Quitclaim Deed dated March 28, 2024, of record in Instrument No. 202404010022123, Register's Office for Davidson County, Tennessee, Vaughn Millette, married, conveyed subject property to Adam Y. Zentner, Trustee of the Berry Hill Trust u/a/d March 21, 2024.

This conveyance is made subject to:

1. 2024 City and County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/28/24 (date of document).

Affiant Signature

3/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of March, 2024

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

