THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1121128 DEEDWARR
04/10/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $52,725.00
20240410-0025354

ADDRESS NEW OWNER
David E. Heller, Trustee
of the 717 Westview Trust,
u/a/d March 25, 2024
717 Westview Avenue
Nashville, TN 37205

SEND TAX BILLS TO
Same as New Owner

MAP/PARCEL
130-07-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **717 WESTVIEW AVE, LLC, a Tennessee limited liability company** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **DAVID E. HELLER, TRUSTEE OF THE 717 WESTVIEW AVE TRUST, U/A/D MARCH 25, 2024** ("Grantee" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Revision Plat of Lot 3 Dortch and Wilmerding and parts of Lots 196 and 197 MA of Royal Oaks Land Company's Plan of Lots, of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHANNON B. TERRY AND FALON TERRY, HUSBAND AND WIFE, of record in Instrument No. 20200601-0056110, dated May 29, 2020, said Register's Office.

Further being the same property conveyed to 717 WESTVIEW AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from DAC PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211203-0160851, dated December 1, 2021, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 717 Westview Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 9th day of April, 2024.

717 WESTVIEW AVE, LLC

BY: DAVID ARNHOLT, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID ARNHOLT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **MEMBER OF 717 WESTVIEW AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as such **MEMBER**, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 9th day of April, 2024.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$14,250,000.00.**

Sworn to and subscribed before me this 9th day April, 2024.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/9/24 (date of document).

Affiant Signature

4/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

