RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

G#37215-2

WARRANTY DEED

Karen Johnson
Batch # 1122718
04/15/2024 10:14:00 AM
Fees: $13.00 Taxes: $7,437.00

Davidson County
DEEDWARR
2 pgs

20240415-0026555

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,010,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of April, 2024.

Notary Public

My commission expires: 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bill Tannenbaum, Trustee	NEW OWNER	**129 05 0 024 00 & 129 00 0 019 00**
1880 Century Park East, Ste 1600 Los Angeles, CA 90067		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael T. Modic, Trustee of The Michael T. Modic Revocable Trust U/A/D August 3, 2011, as amended

AND ANY FURTHER AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bill Tannenbaum, Trustee of The Rocking Chair Trust Under Agreement dated March 28, 2024

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS/HER SUCCESSORS IN TRUST, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

LAND in Davidson County, Tennessee, being Lot No. 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as of record in Book 2330, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Rolling Fork Drive, at the corner of Lots 895 and 896; thence, with the line between said Lots, southerly 604.5 feet; thence, South 75 deg. 38' West 71.5 feet; thence, South 81 deg. 24' West 237 feet; thence, North 67 deg. 40' West 241 feet; thence, North 72 deg. 30' West 162 feet; thence, North 64 deg. 40' West 123 feet; thence, North 61 deg. 09' East 496.1 feet to the corner of Lots 894 and 895; thence, with the line between said two lots, North 61 deg. 09' East 481.6 feet to the westerly margin of Rolling Fork Drive; thence, with the same, around a slight curve, having a radius of 40 feet, southeasterly 43.9 feet to the BEGINNING.

BEING improved property known as 6617 Rolling Fork Drive, Nashville, TN 37205 - Map/Parcel No. 129 05 0 024 00.

Tract No. 2:

BEING a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS, Tenn RLS No. 1638, P. O. Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

COMMENCING at a point (existing iron pin) located at the southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the TRUE point of beginning; thence, continuing with the southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said southerly line with the westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said westerly line with a NEW line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to an iron rod (new) and the point of BEGINNING, containing 21,750 square feet or 0.50 acre, more or less.

BEING unimproved property known as 0 Jocelyn Hollow Road, Nashville, TN 37205 - Map/Parcel No. 129 00 0 019 00.

BEING all of the same property conveyed to Michael T. Modic, Trustee of the Michael T. Modic Revocable Trust U/A/D August 3, 2011, by Warranty Deed dated November 14, 2014, from Barry M. Coburn, unmarried, and Jewel E. Coburn, unmarried, of record in Instrument No. 20141117-0105913, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

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 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/our hand(s) this **11th** day of **April, 2024.**

Michael T. Modic, Trustee
of The Michael T. Modic Revocable Trust U/A/D August 3, 2011, as amended

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael T. Modic, Trustee of The Michael T. Modic Revocable Trust U/A/D August 3, 2011, as amended,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **April, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON