Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1072

Karen Johnson
Batch # 1124949
04/19/2024 12:59:33 PM
Fees: $13.00 Taxes: $8,695.00

Davidson County
DEEDWARR
2 pgs

20240419-0028241

WARRANTY DEED

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, the undersigned **John McIlwee, Trustee of The Chattanooga 1805 Trust, dated December 10, 2018**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust dated July 9, 2013**, 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 Unit 1, Homes at 4401 Hunt Place, as established by the Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20180221-0016651, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Chattanooga 1805 Trust under Trust Instrument dated December 10, 2018 by Warranty Deed from Build Nashville DB2, LLC of record in Instrument No. 20190124-0007050 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 24, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1805 Castleman 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jerald Kent Finley, Jr. and Jennifer Elizabeth Finley Revocable Inter Vivos Trust 1805 Castleman Drive Nashville, TN 37215	**NEW OWNER**	**131-07-1G-001.00**

WITNESS THE EXECUTION HEREOF this 15 day of April, 2024.

John McIlwee, Trustee

State of California
County of Los Angeles

On this 15th day of April, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, John McIlwee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustee of The Chattanooga 1805 Trust, dated December 10, 2018, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf The Chattanooga 1805 Trust, dated December 10, 2018 as Trustee.

Notary Public

My Commission Expires: Nov 8th, 2026

MATTHEW ANUAR SALMERON
Notary Public - California
Los Angeles County
Commission # 2425902
My Comm. Expires Nov 8, 2026

State of Tennessee
County of Davidson

The undersigned declares under oath ~~that the actual~~ consideration or value, whichever is greater, for this transfer is: **$ 2,350,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of April, 2024.

Notary Public

My Commission Expires: 7/4/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY