Karen Johnson Davidson County
Batch# 1125536 DEEDWARR
04/22/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20240422-0028700

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38116	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00. Affiant Subscribed and sworn to before me this 19th day of April, 2024. Notary Public My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Palmer Revocable Trust #1 1414 Chickering Road Nashville, TN 37215	New Owner	Map and Parcel No.: 14405000900

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, Lezley H. Dale, Trustee of the Linda W. Dale Trust, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to The Palmer Revocable Trust #1, created on May 27, 2022 ("Grantee"), its successors, heirs 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 1414 Chickering Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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 18th day of April, 2024.

Lezley H Dale Trustee of the
Lezley H. Dale, Trustee of the Linda W. Dale Trust
Linda W. Dale Trust

STATE OF WEST VIRGINIA

COUNTY OF Greenbrier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lezley H. Dale, Trustee of the Linda W. Dale Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2024.

Diann E. Hansard
Notary Public DIANN E. HANSARD

My Commission Expires: November 30, 2026

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Diann E. Hansard
2061 Morris Branch Road
Meadow Bridge WV 25976
My Commission Expires November 30, 2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Parcel 9 on the Final Plat Resubdivision Consolidation of Lot 44 Chickering Estates Section 2, as of record in Instrument No. 20211020-0141136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Robert V. Dale and wife, Linda W. Dale by deed dated June 28, 1968, from Walter E. Richardson, Jr. and wife, Jean R. Richardson of record in Book 4247, Page 374, Register's Office for Davidson County, Tennessee. Robert V. Dale having since died. By Quitclaim Deed dated December 21, 2021 of record in Instrument No. 20211228-0170444, Register's Office for Davidson County, Tennessee, Linda W. Dale conveyed subject property to Lezley H. Dale, as Trustee of The Linda W. Dale Trust. As corrected in Scrivener's Affidavit of record in Instrument No. 20240415-0026531, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20211020-0141136, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, Page 627, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Yvette Meldrum, 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 April 19, 2024.

Signature
April 19, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 19, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025