398

# WARRANTY DEED

Karen Johnson
Batch # 1126774
04/24/2024 04:13:57 PM
Fees: $28.00 Taxes: $13,135.00

Davidson County
DEEDWARR
5 pgs

20240424-0029716

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| John McIlwee, Trustee of The Chattanooga 1805 Trust dated December 10, 2018 | Mountain Commerce Bank | Parcel ID: 131-16-0-051.00 |
| (NAME) 1018 Grassland Lane Nashville, TN 37220 | (NAME) Johnson City, TN 37615 | |
| (ADDRESS) | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company and Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of the Cantrell Community Property Trust U/A Dtd. 01/17/23**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John McIlwee, Trustee of The Chattanooga 1805 Trust dated December 10, 2018**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Plan of Gateway Acres Second Addition, being part of the Overton Lea Estates, as shown of record on Plat in Book 1424, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 225 feet on the northerly side of Grassland Lane and extends back between parallel lines 249.9 feet to a deadline, measuring 225 feet thereon.

Being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, and Christopher L. Cantrell as undivided tenants in common, By Warranty Deed from Mary Wayne H. Mader, an unmarried woman dated October 26, 2021 recorded October 29, 2021, of record in Instrument No. 20211029-0145770 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Christopher Lee Cantrell and Valerie Maguire Cantrell, Trustees of The Cantrell Community Property Trust U/A Dtd. 01/17/23, By Quitclaim Deed from Christopher Lee Cantrell and Valerie Maguire Cantrell dated January 17, 2023 recorded February 28, 2023, of record in Instrument No. 20230228-0014172 Register's Office for Davidson County, Tennessee.

Scrivener's Affidavit recorded January 31, 2024 as Instrument No. 20240131-0006669 to correct the Grantee Name in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1018 Grassland Lane, Nashville, TN 37220

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, their heirs and assigns forever; and we do covenant with 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 our hands this 18 day of April, 2024

Province Builders, LLC

BY: _____
John Swift, Member

The Cantrell Community Property Trust U/A Dtd. 01/17/23

BY: _____, Trustee
Christopher Lee Cantrell
Trustee

Being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, and Christopher L. Cantrell as undivided tenants in common, By Warranty Deed from Mary Wayne H. Mader, an unmarried woman dated October 26, 2021 recorded October 29, 2021, of record in Instrument No. 20211029-0145770 Register's Office for Davidson County, Tennessee.

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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, their heirs and assigns forever; and we do covenant with 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 our hands this 18th day of April 2024

Province Builders, LLC

BY: _____
John Swift, Member

The Cantrell Community Property Trust U/A Dtd. 01/17/23

BY: _____
Christopher Lee Cantrell
Trustee

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, 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 Province Builders, LLC, the bargainor, and that he, as such Member being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of Province Builders, LLC by himself as such Member.

Witness my hand and official seal, this the ____ of April, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF

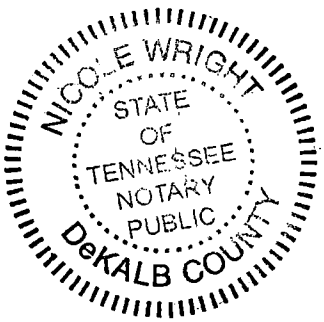
Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher Lee Cantrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Trustee of The Cantrell Community Property Trust U/A Dated 01/17/22, the bargainor, and that he, as such Trustee being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the Trust by himself as such Trustee.

Witness my hand and official seal, this the 18 of April, 2024.

Nicole Wright
Notary Public

My Commission Expires: 4-29-24

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared John Swift, 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 Province Builders, LLC, the bargainor, and that he, as such Member being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of Province Builders, LLC by himself as such Member.

Witness my hand and official seal, this the 18 of April, 2024.

JAMILYON CONGER
Notary Public

My Commission Expires: 12-4-26

(SEAL)

JAMILYON CONGER NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher Lee Cantrell, 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 Cantrell Community Property Trust U/A Dated 01/17/22, the bargainor, and that he, as such Trustee being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the Trust by himself as such Trustee.

Witness my hand and official seal, this the ____ of April, 2024.

Notary Public

My Commission Expires:

(SEAL)