Karen Johnson Davidson County
Batch# 1128985 DEEDWARR
04/30/2024 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $38,110.00
20240430-0031381

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $10,300,000.00. Sharon J. Miller **Affiant** Subscribed and sworn to before me, this 29th day of April, 2024. Notary Public My Commission Expires: 10/17/2027

JOANNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
407 Westview Avenue Residence Trust
407 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
116-11-0-052.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **JEFF MOBLEY, Trustee of the Cottage House Lane Trust dated January 18, 2021**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto the **407 WESTVIEW AVENUE RESIDENCE TRUST**

DATED APRIL 9, 2024, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot number 64 on the plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, together with the 30 feet immediately in the rear of said Lot number 64, a plan of the said subdivision being of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at a point on the westerly margin of West View Avenue, the corner of Lots number 63 and 64, and running westerly with the line between said lots, a distance of 241.75 feet and continuing in the same direction 30 feet (in all 271.75 feet, more of less) to the center of Malone Street as closed; thence southerly, with the center of Malone Street as closed, a distance of 212.5 feet, more or less, to a point opposite the southwest corner of said Lot 64; thence easterly 30 feet, more or less, to the southwest corner of Lot 64 and continuing in the same direction with the line between Lots number 64 and 65, a distance of 323.5 feet to the westerly margin of West View Avenue and thence northwesterly with the westerly margin of said West View Avenue, a distance of 200 feet to the point of beginning.
>
> Being the same property conveyed to Jeff Mobley, Trustee of the Cottage House Lane Trust dated January 18, 2021 by deed from David V. Mastran, married, of record as Instrument No. 20210302-0026529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

3. Easement to connect water pipes of record in Book 924, page 24, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer of record in Book 5786, page 990, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record as Instrument No. 20230523-0038714, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Westview Avenue, Nashville, TN 37205.

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 successors and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective the 29th day of April, 2024.

Jeff Mobley, Trustee of the Cottage House Lane Trust dated January 18, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFF MOBLEY, Trustee of the Cottage House Lane Trust dated January 18, 2021**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of April, 2024.

Notary Public

My Commission Expires:



True Copy Certification

I, Wesley D. Turner, 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 29, 2024.

Affiant Signature

Date: 4/29/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

