Karen Johnson Davidson County
Batch# 1133220 DEEDWARR
05/09/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20240509-0034340

WARRANTY DEED

CLAIRE H. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Gernert Carr and Brett Evan Carr	New Owners	
(NAME) 2202 Golf Club Lane	(NAME) 2202 Golf Club Lane	117-06-0-019.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DONALD D. NAPIER, III AND MARGARET J. NAPIER, AS CO-TRUSTEES OF THE DONALD AND MARGARET NAPIER REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 13, 2023**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA GERNERT CARR AND BRETT EVAN CARR, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, Block 3 on the Plan of W. V. Davidson's Hillsboro Highlands Section 2 and 3 of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald D. Napier, III and wife, Margaret J. Napier by Warranty Deed from George Davenport and wife, Kathy H. Davenport of record in Book 10289, page 640, Register's Office for Davidson County, Tennessee, dated December 11, 1996.

Being the same property conveyed to Donald D. Napier, III and Margaret J. Napier, as Co-Trustees of the Donald and Margaret Napier Revocable Trust under agreement dated June 13, 2023, by Warranty Deed from Donald D. Napier, III and wife, Margaret J. Napier of record in Instrument No. 20230613-0045053 Register's Office for Davidson County, Tennessee, dated June 13, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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 my hand this 9th day of May, 2024

DONALD AND MARGARET NAPIER REVOCABLE TRUST UNDER AGREEMENT DATED JUNE 13, 2023

BY: _____

DONALD D. NAPIER, III, CO-TRUSTEE

BY: _____

MARGARET J. NAPIER, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Donald and Margaret Napier, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Donald and Margaret Napier dated June 13, 2023, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 9th day of May, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

_____

Notary Public

CH2024-447

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/9/24 (date of document).

Affiant Signature

5/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY