PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1138704 DEEDWARR
05/23/2024 02:15:34 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240523-0038582

Ivey Title, LLC Ref: (DL) Title No.: 63628
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol Len Frist Portis Scott McClain Portis, Sr. CAP 2012 Trust u/a/d December 20, 2012 LCP 2012 Trust u/a/d December 20, 2012 SMPII 2012 Trust u/a/d December 20, 2012 738 Harpeth Trace Drive Nashville, TN 37221	Carol Len Frist Portis Scott McClain Portis, Sr. CAP 2012 Trust u/a/d December 20, 2012 LCP 2012 Trust u/a/d December 20, 2012 SMPII 2012 Trust u/a/d December 20, 2012 6205 Hillsboro Pike Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 143020B02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William N. Knox, Jr., Elizabeth Knox and Leah Knox Rubino, Co-Executors of the Estate of Laura Lea Knox**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol Len Frist Portis and Scott McClain Portis, Sr., as tenants by the entirety, an 85% undivided interest, CAP 2012 Trust under agreement dated December 20, 2012, a 5% undivided interest, LCP 2012 Trust under agreement dated December 20, 2012, a 5% undivided interest, and SMP II 2012 Trust under agreement dated December 20, 2012, a 5% undivided interest, the fractional interests as they relate to one another shall be held as Tenants in Common,** 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 No. 20 on the Plan of Treetops at Harpeth Trace, Revised, of record in Book 6250, page 455, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William N. Knox and wife Laura L. Knox by Warranty Deed from Robert Michael Norman and wife Barbara Elizabeth Cline, dated February 19, 1988 and recorded on February 22, 1988, in Book 7473, page 545, Register's Office for Davidson County, Tennessee. The said William N. Knox and Laura L. Knox have since died with William N. Knox predeceasing Laura L. Knox. The Last Will and Testament of Laura Lea Knox, of record in Case No. 24P425, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed William N. Knox, Jr., Elizabeth Knox, and Leah Knox Rubino, as Co-Executors, with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 455, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, Inst. No. 20150622-0059531, Inst. No. 20180806-0077253, and Inst. No. 20200715-0077403, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Treetops at Harpeth Trace Homeowner's Association of record in Book 8085, page 576, said Register's Office.

This is improved property, known as 738 Harpeth Trace Drive, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2024.

Estate of Laura Lea Knox

MMK/L co-Executor and Heir
William N. Knox, Jr., Co-Executor and Heir

Elizabeth Knox co Executor and Heir
Elizabeth Knox, Co-Executor and Heir

Leah Knox Rubino, Co-Executor and Heir
Leah Knox Rubino, Co-Executor and Heir

State of Tennessee
County of Davidson

On this 21st day of May, 2024,before me the undersigned authority, personally appeared **Elizabeth Knox, and Leah Knox Rubino, as Co-Executors and Heirs of the Estate of Laura Lea Knox** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

On this 20th day of May, 2024,before me the undersigned authority, personally appeared **William N. Knox, Jr., as Co-Executor and Heir of the Estate of Laura Lea Knox** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Carol Lee Leist Portis
Affiant

Sworn and subscribed before me this 21st day of May, 2024.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026