Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240347077**<br><br>Karen Johnson Davidson County<br>Batch # 1141480 DEEDWARR<br>06/03/2024 10:03:46 AM 2 pgs<br>Fees: $13.00 Taxes: $27,380.00<br>20240603-0040885 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $7,400,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of May, 2024.<br><br>Notary Public<br>My Commission Expires: Sept 08, 2025<br><br>SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES |

# WARRANTY DEED

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| Address New Owner:<br>Granny White Trace Trust<br>P.O. Box 340020<br>Nashville, TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>145 00 0 165.00 |

**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, the **Kella Stephenson Farris, Trustee of the 5250 GWT Trust, dated October 5, 2018**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Granny White Trace Trust, dated May 23, 2024**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 on the Final Subdivision Plan of The Reserve at Radnor Lake of record in Instrument No. 20080327-0030965, amended in Instrument No. 20130829-0091392, in the Register's Office of Davidson County, Tennessee to which plan is hereby made for a more complete description thereof.

Being the same property conveyed to Catherine Moore, Trustee of the 5250 GWT Trust, dated October 05, 2018, by Warranty Deed from Thomas Lukens Courtney, an unmarried man, of record in Instrument No. 20181015-0102030, in the Register's Office of Davidson County, Tennessee, dated October 09, 2018 and recorded on October 15, 2018.

Kella Stephenson Farris and Catherine Moore being the Trustees of the 5250 GWT Trust and either Trustee shall have the absolute authority to act independently on behalf of the Trust without the joinder by the other Trustee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Reserve @ Radnor Lake, as recorded in Instrument No. 20080327-0030965, as amended in Instrument No. 20130829-0091392.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090409-0032504.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20150102-0000041.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7814, Page 514.

This is improved property located at 5250 Granny White Trace Nashville TN 37220

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of May, 2024.

**The 5250 GWT Trust, dated October 5, 2018**

Kella Farris, Trustee

By: Kella Stephenson Farris, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kella Stephenson Farris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The 5250 GWT Trust, dated October 5, 2018 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of May, 2024.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026