Karen Johnson Davidson County
Batch# 1141522 DEEDWARR
06/03/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240603-0040941

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-21756-24

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Brent Little
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of MAY, 2024

Carmen Coats
NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Shannon LeRoy & Deborah LeRoy 523 Close Lane Nashville, TN 37205	Same address as new owner	116-02-0B-067-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars ($1,500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LESA MICHELE GARNER, TRUSTEE OF THE MRS. KIPLING 2022 QTIP TRUST, U/A DATED JUNE 27, 2022**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID SHANNON LEROY AND DEBORAH LEROY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Final Plat of Caldwell Close in Hill Place (a Revision of the Final Plat of Hill Place, Sheet 10 of 10, of record in Plat Book 7900, page 932), of record in Book 9700, page 191, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Mobley, Trustee from W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust established by Revocable Trust Agreement dated December 17, 1999, as amended, by Quitclaim Deed dated June 1, 2015, and recorded June 4, 2015 in Instrument #20150604-0052365, said Register's Office. BEING the same property conveyed to Lesa Michele Garner, Trustee of The Mrs. Kipling 2022 QTIP Trust, u/a Dated June 27, 2022, by deed from Jeffrey Mobley, Trustee and Michele Garner, Trustee of the 523 Close Lane Trust, of record in Instrument No. 202406030040940, said Register's Office.

Being the same property conveyed to W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust established by Revocable Trust Agreement dated December 17, 1999, from W. Hampton Pitts, III, Successor Trustee of the Debbie S. Pitts Living Trust, established by the Revocable Trust Agreement of Debbie S. Pitts dated December 17, 1999, by Trustee's Deed dated October 29, 2009 and recorded November 2, 2009 in Instrument #20091102-0101116, said Register's Office.

Being the same property conveyed to Debbie S. Pitts, Trustee of the Debbie S. Pitts Living Trust established by Revocable Trust Agreement dated December 17, 1999, as amended from time to time, from W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust established by

Revocable Trust Agreement dated December 17, 1999, by Quitclaim Deed dated January 15, 2009 and recorded January 22, 2009 in Instrument #20090122-0005533, said Register's Office.

Being the same property conveyed to W. Hampton Pitts, III, Trustee of the W. Hampton Pitts Living Trust, from Vera C. King by Warranty Deed dated January 9, 2007 and recorded January 11, 2007 in Instrument #20070111-0004514, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 523 Close Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of May, 2024

GRANTOR(S)

The Mrs. Kipling 2022 QTIP Trust, u/a Dated June 27, 2022

By: Lesa Michele Garner
Lesa Michele Garner, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Lesa Michele Garner, Trustee of The Mrs. Kipling 2022 QTIP Trust, u/a Dated June 27, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of May, 2024.

Julie Coone
Notary Public

Julie Coone
Printed Notary Name

My commission expires: 6-24-27

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 23, 2024**.

Affiant Signature

June 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25