WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

G-BRG-24-512

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1141664
06/03/2024 02:22:21 PM
Fees: $13.00 Taxes: $12,395.00

Davidson County
DEEDWARR
2 pgs

20240603-0041254

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Fairfax Avenue Privacy Trust, dated May 31, 2024	**New Owner**	
(NAME)	(NAME)	**104 10 0 188.00**
4419 Buena Vista Street		
(ADDRESS)	(ADDRESS)	
Dallas, TX 75205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT FRANCIS KINCAID, JR., TRUSTEE OF 512 J TRUST DATED JANUARY 19, 2021 AND COLLEEN M. JOHNSON, TRUSTEE OF 512 K TRUST DATED JANUARY 19, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE FAIRFAX AVENUE PRIVACY TRUST, DATED MAY 31, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 18 on the Plan of Fairfax Place of record in Plat Book 547, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 18 fronts 73 feet on the Northerly side of Fairfax Avenue and runs back between parallel lines 157.3 feet more or less to a dead line.

Being the same property conveyed to Robert Francis Kincaid, Jr., Trustee of 512 J Trust Dated January 19, 2021; and Colleen M. Johnson, Trustee of 512 K Trust Dated January 19, 2021 by Warranty Deed from Jason Whitman and Andrea Whitman, husband and wife of record as Instrument No. 2210201-0014476 in the Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 1, 2021.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plat Map of record in Plat Book 547 Pages 137 and 138 in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20210630-0088837, in the Register's Office fir Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 723 Page 793 in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2024 and thereafter, not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Fairfax Avenue , Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF MAY, 2024.

The 512 J Trust Dated January 19, 2021

BY: _____
Robert Francis Kincaid, Jr.
Trustee

The 512 K Trust Dated January 19, 2021

BY: _____
Colleen M. Johnson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Francis Kincaid, Jr., Trustee of 512 J Trust Dated January 19, 2021 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of May, 2024.

_____
Notary Public

My Commission Expires:
03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colleen M. Johnson, Trustee of 512 K Trust Dated January 19, 2021 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of May, 2024.

_____
Notary Public

My Commission Expires:
03-16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212