THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7377-WE

Karen Johnson
Batch # 1145026
06/10/2024 09:47:23 AM
Fees: $13.00 Taxes: $14,800.00

Davidson County
DEEDWARR
2 pgs

20240610-0043114

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $4,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ispas Family Revocable Trust dated August 22, 2023	NEW OWNER	
1111 Eller Lane		141-00-0-091.00 &
Nashville, TN 37221		**141-00-0-195.00**
(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, **C. Dewey Branstetter, Jr. and Julia H. Branstetter, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ispas Family Revocable Trust dated August 22, 2023**

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:

141-00-0-091.00 and 141-00-0-195.00

Land in Davidson County, Tennessee, described as follows:
Beginning at an iron pin at the northeast corner of the herein described tract, said corner also being the northwest corner of Riverside Phase I; Thence, following the westerly line of Riverside Phase I, S 13 deg 34 min 13 sec East, 1038.54 feet to an iron pin set; Thence, S 49 deg 43 min 45 sec E, 290.66 feet to a wooden fence post; Thence, S 86 deg 57 min 54 sec West, 188.27 feet to a wooden fence post, being the northwest corner of Boedecker; Thence, S 13 deg 10 min 30 sec East, 222.64 feet to an iron pin set in a fence row being the new northeast corner of Branstetter; Thence, S 75 deg 46 min 37 sec West, 410.37 feet to an iron pin set; Thence, S 89 deg 01 min 27 sec West, 203.67 feet to an iron pin set; Thence, S 46 deg 33 min 32 sec West, 166.31 feet to an iron pin set being the new northwest corner of Branstetter; Thence, N 48 deg 44 min 10 sec West, 144.43 feet to an iron pin set; Thence, S 78 deg 37 min 22 sec West, 12.89 feet to a wooden fence post; Thence, N 32 deg 46 min 02 sec West, 273.58 feet to a wooden fence post; Thence, N 82 deg 15 min 07 sec East, 274.96 feet to an iron pin set; Thence, N 13° 22' 36" W, 500.00' to an iron pin set; Thence, N 4 deg 58 min 25 sec E, 737.44 feet to an existing iron pin being the northwest corner of herein described tract; Thence, N 82 deg 02 min 10 sec East,
317.31 feet to the point of beginning and containing 23.19 acres, more or less, according to a survey by Galyon Northcutt, PLS dated March 8, 2018.

(as to Map/Parcel 141-091.00)
Being the same property conveyed C. Dewey Branstetter, Jr. and wife, Julia H. Branstetter by Warranty Deed from Cecil D. Branstetter and wife, Charlotte C. Branstetter of record in Book 7754, Page 471, in the Register's Office for Davidson County, Tennessee, dated January 19, 1989, recorded January 19, 1989.

Being the same property conveyed to C. Dewey Branstetter, Jr. and wife, Julia H. Branstetter, as equal tenants in common by Quitclaim Deed to create a tenancy in common from Michael D. Sontag, C. Dewey Branstetter, Jr. and Julie H. Branstetter of record in Instrument No. 20090831-0081610, in the Register's Office fore Davidson County, Tennessee, dated July 29, 2009 and recorded on August 31, 2009.

(as to Map/Parcel 141-00-0-195.00)
Being a portion of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter, by Warranty Deed from W. Herbert Hutton and wife, Nona Mai Hutton, Ethel H. Thompson and husband, O. M. Thompson, Frank B. Hutton and wife, Annie C. Hutton, Maggie H. Piland and husband, Frank Piland, Katherine Thompson and husband, Albert Thompson, Cora Horn and husband, Albert Horn, Betty Ortwein and husband, Paul Ortwein, Lewis C. Hutton and wife, Evelyn P. Hutton, Dora Perry and husband, Ed D. Perry of record in Book 2794, Page 237, in the Register's Office for Davidson County, Tennessee, dated June 2, 1958 and recorded June 30, 1958.

Cecil S. Branstetter aka Cecil Dewey Branstetter, Sr. died on or May 07, 2014, leaving Charlotte C. Branstetter as tenant by the entirety.

Charlotte C. Branstetter died on or about August 14, 2017. See her probated Last Will and Testament of record in Docket No. 17P-1761, in the Probate Division of the Circuit County for Davidson County, Tennessee.

Being a portion of the same property conveyed to C. Dewey Branstetter, Jr. and Jane B. Stranch as Co-Trustees of the Charlotte C. Branstetter Revocable Trust by Executor's Quitclaim Deed from C. Dewey Branstetter, Jr. and Jane B. Stranch of record in Instrument No. 20180515-0046364, in the Register's Office fore Davidson County, Tennessee.

Being the same property conveyed to C. Dewey Branstetter, Jr., Trustee of the C. Dewey Branstetter, Jr. GST-Exempt Trust by Quitclaim Deed from C. Dewey Branstetter, Jr. and Jane B. Stranch, as Co-Trustees of Charlotte C. Branstetter Revocable Trust of record in Instrument No. 20180515-0046431, in the Register's Office for Davidson County, Tennessee.

(as to both Map/Parcels 141-00-0-091.00 and 141-00-0-195.00)
Being a portion of the same property conveyed to C. Dewey Branstetter, Jr. and wife, Julia H. Branstetter, as tenants by the entirety by Quitclaim Deed from C. Dewey Branstetter, Jr., Trustee of the C. Dewey Branstetter, Jr. GST-Exempt Trust, C. Dewey Branstetter, Jr. and Julia H. Branstetter a/k/a Julie H. Branstetter of record in Instrument No. 20180516-0046732, in the Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 16, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1111 Eller Lane, 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 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 our hands this the 7 day of June, 2024.

C. Dewey Branstetter, Jr.

Julia H. Branstetter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **C. Dewey Branstetter, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of June, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia H. Branstetter,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7 day of June, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON