Karen Johnson Davidson County
Batch# 1148088 DEEDWARRSP
06/17/2024 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $6,845.00
20240617-0045262

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38208-05-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

SPECIAL WARRANTY DEED

Address New Owner: Montgomery Bell Academy of the University of Nashville 4001 West End Avenue Nashville, TN 37205	**Send Tax Bills To:** Montgomery Bell Academy of the University of Nashville 4001 West End Avenue Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 10316003700

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, **Joan E. Fields, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Montgomery Bell Academy of the University of Nashville, a Tennessee nonprofit corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 203 South Wilson Boulevard, Nashville, TN 37205.

A. Russell Mason, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that he holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through, or under it but no further or otherwise.

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 the 29th day of May, 2024.

Joan E. Fields

A. Russell Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan E. Fields and A. Russell Mason, 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, at office, this 29th day of May, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of the Rainbow Subdivision of record in Book 421, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joan E. Fields and husband, A. Russell Mason, by deed dated August 1, 2005 from J. Anthony Vaughn and wife, Pamela J. Vaughn, of record in Instrument No. 20050803-0091246, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 20, 2006 of record in Instrument No. 20060721-0088240, Register's Office for Davidson County, Tennessee, Joan E. Fields and husband, A. Russell Mason conveyed subject property to Joan E. Fields.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Page 183, Register's Office for Davidson County, Tennessee.
3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/29/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

