Karen Johnson Davidson County
Batch# 1149866 DEEDTRS
06/24/2024 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20240624-0046932

TRUSTEE'S DEED

This Instrument Prepared By:
Hardeman, Montgomery & Potter
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Address New Owner	Send Tax Bills To:	Map/Parcel
Tutor Properties LLC 6800 Poplar Avenue Suite 216 Memphis TN 38138	Same	103 12 0G 402.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, for this transfer is $1,350,000.00

Affiant

Sworn to and subscribed before me this 21st day of June, 2024.

Notary Public

My commission expires: 03/01/25

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

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, WE, **AMERIPRISE BANK, FSB, AS TRUSTEE OF THE JEANNINE ARCHER CLASSEN EXEMPT FAMILY TRUST CREATED IN JEANNINE ARCHER CLASSEN'S LAST WILL AND TESTAMENT DATED SEPTEMBER 22, 2005**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUTOR PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

UNIT 402 and the parking spaces and storage area designated and assigned to Unit 402 on the PLAN OF THE JACKSONIAN 4000 CONDOMINIUMS, as described to Exhibit "B" to the Master Deed of THE JACKSONIAN 4000 CONDOMINIUMS of record in Instrument No. 20020208-0017172, as amended in Instrument Nos. 20020910-01019643, 20021104-0134916 and 20021127-0147048, in the

Register's Office of Davidson County, Tennessee to which instruments reference is made for a complete legal description.

Being the same property conveyed to Wells Fargo Bank, N.A., as Trustee of the Jeannine Archer Classen Exempt Family Trust created in Jeannine Archer Classen's last will and testament dated September 22, 2005, by Special Warranty Deed from Wells Fargo Bank, N.A. as Personal Representative of the Estate of Jeannine Archer Classen, of record in Instrument No. 20210115-0006869, in the Register's Office of Davidson County, Tennessee, dated January 05, 2021 and recorded on January 15, 2021. The said Wells Fargo Bank, N.A., as Trustee of the Jeannine Archer Classen Exempt Family Trust created in Jeannine Archer Classen's last will and testament dated September 22, 2005 appointed Ameriprise Bank, FSB as Trustee of the Jeannine Archer Classen Exempt Family Trust created in Jeannine Archer Classen's last will and testament dated September 22, 2005 on 1/29/2024.

Being the same property conveyed to Jeannine A. Classen, by Warranty Deed from Rochford Realty and Construction Company, a Tennessee Corporation, of record in Instrument No. 20030728-0104950, in the Register's Office of Davidson County, Tennessee, dated July 21, 2003 and recorded on July 28, 2003. The said Jeannine A. Classen died on September 15, 2019, testate, devising subject property to Jeannine Archer Classen Exempt Family Trust. See Probate Case 19P-2140, Davidson County Circuit Court (Probate Division).

unimproved
This is improved x property, known as 4000 West End Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the Grantor, its successors, and assigns, forever. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, and through, or under Grantor, but no further or otherwise; provided however, that all covenants and warranties herein of Ameriprise Bank, FSB, Trustee the Jeannine Archer Classen exempt family Trust Created in Jeannine Archer Classen's last will and testament dated September 22, 2005, are made in as full and ample a manner as it can and should do as such Individual and Trustee but no further nor otherwise, meaning that the extent of the liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property.

Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except as set forth, to wit:

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Jacksonian 4000 Condominiums Condominium of record in Instrument No. 20020208-0017172, as amended in Instrument Nos. 20020910-01019643, 20021104-0134916 and 20021127-0147048; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement for Southern Bell Telephone and Telegraph Co., recorded in Book 3644, Page 500.

Witness my hand this 20th day of June, 2024

AMERIPRISE BANK, FSB, TRUSTEETHE JEANNINE ARCHER CLASSEN EXEMPT FAMILY TRUSTCREATED IN JEANNINE ARCHER CLASSEN'S LAST WILL AND TESTAMENT DATED SEPTEMBER 22, 2005

BY: Susan Callagn
ITS: TRUST OFFICER

Witness my hand this 20th day of June, 2024

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned notary public, Susan Callagn with whom I am personally acquainted and who acknowledged ~~himself~~ /herself to be Trust Officer for Ameriprise bank, FSB, Trustee the Jeannine Archer Classen exempt family trust created in Jeannine Archer Classen's last will and testament dated September 22, 2005, the within named bargainor, and that ~~he~~/she as Trust Officer for Ameriprise Bank, FSB, Trustee the Jeannine Archer Classen exempt family trust created in Jeannine Archer Classen's last will and testament dated September 22, 2005, executed the forgoing instrument for the purpose therein contained by signing the name of the Trust by ~~himself~~/ herself as Trust Officer for Ameriprise Bank, FSB, as Trustee and further that the Trustee is authorized by said Trust Agreement to execute the within instrument as Trustee.

Witness my hand and official seal this 20 day of June, 2024.

Commission expires: August 8, 2025

Notary Public

Tameka L. Gibson
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 14-15244-1
My Appt. Expires August 8, 2025

Tennessee Certification of Electronic Document

I, Ericka Waters, 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 6/20/2024 **(date of document)**.

Ericka Waters

Affiant Signature

6/21/2024

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 21 day of June, **2024**

Notary's Signature
My Commission Expires:

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025