RETURN TO:
PREMIER ESCROW, LLC BOX 10-A
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch # 1149911 DEEDWARR
06/24/2024 03:29:33 PM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20240624-0046991

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 19 day of June, 2024.

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Jessica A. Gutow 1991 Trust 433 Royal Oaks Drive Nashville, TN 37205	Same	116 15 0 029.00

THIS INDENTURE, made and entered into this 19th day of **June, 2024**, by and between **EARL O. HENRY, JR. AND WIFE, MARILYN N. HENRY, AS TENANTS BY THE ENTIRETY**, Grantor, and **DANIEL D. VINER AND JESSICA G. VINER, TRUSTEES OF THE JESSICA A. GUTOW 1991 TRUST**, Grantee,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the southerly part of lot No. 84 on the Map of Royal Oaks Land Company's Subdivision, of record in book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the easterly margin of Westview Avenue 446 feet south of the southerly margin of Fourth Street; thence easterly parallel with Fourth Street, 210 feet to a point; thence southerly, parallel with Westview Avenue 221 feet to a point; thence northwesterly 230 feet, more or less, to the easterly margin of Westview Avenue; thence with the margin of same northerly 100 feet 4 inches to the point of beginning.

Being the same property conveyed to JANE C. HENRY by deed from WARREN J. HUNZICKER AND WIFE, MARJORIE J. HUNZICKER, of record in Book 3255, page 593, dated August 3, 1961, said Register's Office.

JANE C. HENRY further conveyed to JANE C. HENRY, TRUSTEE OF THE JANE C. HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JANCE C. HENRY, DATED JUNE 10, 2005, of record in Instrument No. 20051025-0128920, dated June 10, 2005, said Register's Office.

Being the same property conveyed to EARL O. HENRY, JR., TRUSTEE OF THE EARL O. HENRY, JR. INHERITANCE TRUST from EARL O. HENRY, JR., SUCCESSOR TRUSTEE OF THE JANE C. HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JANE C. HENRY DATED JUNE 10, 2005, by deed of record as Instrument No. 20090511-0043221, dated April 27, 2009, said Register's Office.

EARL O. HENRY, JR., TRUSTEE OF THE EARL O. HENRY, JR. INHERITANCE TRUST further conveyed to EARL O. HENRY, JR., of record in Instrument No. 20130502-0044506, dated April 9, 2013, said Register's Office.

EARL O. HENRY, JR. further conveyed to EARL O. HENRY, JR. AND WIFE, MARILYN N. HENRY, AS TENANTS BY THE ENTIRETY, by quitclaim deed of record in Instrument No. 20130509-0047099, dated April 30, 2013, said Register's Office.

Plus, an additional, adjoining tract of land lying in Davidson County, Tennessee, more particularly described as follows:

Being a part of Lot No. 1 on the Plan of Block No. 7 in John Calhoun's Re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning at a point on the easterly margin of West View Drive 150 feet north of the northeast corner of the intersection of said drive and Glenn Eden Drive; thence along said margin northerly 50 feet; thence easterly 106.1 feet more or less, westerly 94 feet to the point of beginning.

Being the same property conveyed to MRS. JANE C. HENRY, by deed from JOHN E. TOMA AND WIFE, SARA L. TOMA, of record in Book 4432, page 308, dated July 17, 1970, said Register's Office.

JANE C. HENRY further conveyed to JANE C. HENRY, TRUSTEE OF THE JANE C. HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JANCE C. HENRY, DATED JUNE 10, 2005, of record in Instrument No. 20051025-0128920, dated June 10, 2005, said Register's Office.

Being the same property conveyed to EARL O. HENRY, JR., TRUSTEE OF THE EARL O. HENRY, JR. INHERITANCE TRUST from EARL O. HENRY, JR., SUCCESSOR TRUSTEE OF THE JANE C. HENRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JANE C. HENRY DATED JUNE 10, 2005, by deed of record as Instrument No. 20090511-0043221, dated April 27, 2009, said Register's Office.

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) and and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 436 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the said Grantee, his heirs, successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered; and that unless otherwise herein set out the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" or "Grantee" as used herein shall mean "Grantors" or "Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said Grantor the day and year first above written.

Earl O. Henry, Jr.

EARL O. HENRY, JR.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **EARL O. HENRY, JR.,** to me known (or proved to me on the basis

of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of 2024, 2024.

Notary Public
My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

Mary N. Henry
MARILYN N. HENRY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MARILYN N. HENRY** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of June, 2024.

Notary Public
My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024