Karen Johnson
Batch # 1153960
07/03/2024 09:38:22 AM
Fees: $13.00 Taxes: $16,650.00

Davidson County
DEEDWARR
2 pgs

20240703-0050179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,500,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 2024

Notary Public

My Commission Expires:
(AFFIX SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
The 2100 Timberwood Drive Trust, dated June 25, 2024	NEW OWNER	144-00-0-016.02 & 144-00-0-016.03
PO Box 2786		
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Ford F. Ebner and Leslie M. Smith, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The 2100 Timberwood Drive Trust, dated June 25, 2024

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:
Land in Davidson County, Tennessee, being lot number 10-B on the Map of GREEN HILLS REALTY COMPANY'S, FOREST HILLS COMMUNITY SUBDIVISION, as of record in Plat Book 3600, Page 81, as amended in Book 3830, page 581, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Leslie M. Smith and Ford F. Ebner as tenants in common, by Quitclaim Deed from Leslie M. Smith and Ford F. Ebner, as wife and husband, as tenants by the entireties with right of survivorship, of record in Instrument No. 20050505-0050957, in the Register's Office of Davidson County, Tennessee, dated April 20, 2005, and recorded on May 05, 2005.

Being part of the same property conveyed to Leslie M. Smith and Ford F. Ebner, as wife and husband, as tenants by the entireties with the right of survivorship, by Warranty Deed from J.O. Price, Jr. and Joseph O. Price, III, of record in Book 8525, Page 325, in the Register's Office of Davidson County, Tennessee, dated January 03, 1992, and recorded on January 09, 1992.

Parcel 2:
Land in Davidson County, Tennessee, being lot number 10-C on the Map of GREEN HILLS REALTY COMPANY'S, FOREST HILLS COMMUNITY SUBDIVISION, as of record in Plat Book 3600, Page 81, as amended in Book 3830, page 581, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Leslie M. Smith and Ford F. Ebner as tenants in common, by Quitclaim Deed from Leslie M. Smith and Ford F. Ebner, as wife and husband, as tenants by the entireties with right of survivorship, of record in Instrument No. 20050505-0050957, in the Register's Office of Davidson County, Tennessee, dated April 20, 2005, and recorded on May 05, 2005.

Being part of the same property conveyed to Leslie M. Smith and Ford F. Ebner, as wife and husband, as tenants by the entireties with the right of survivorship, by Warranty Deed from J.O. Price, Jr. and Joseph O. Price, III, of record in Book 8525, Page 325, in the Register's Office of Davidson County, Tennessee, dated January 03, 1992, and recorded on January 09, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all matters shown on plat of record in Plat Book 3600, Page 81, as amended in Book 3830, Page 581, Register's Office for Davidson County, Tennessee.

This is improved property known as 2100 Timberwood Drive, Nashville, TN 37215

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 2nd day of July, 2024

Ford F. Ebner

Leslie M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2024, before me personally appeared Ford F. Ebner and Leslie M. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at Nashville, this 2nd day of July, 2024.

Notary Signature
My commission expires: 9.21.2024

