PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
510 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Kari Murray
Affiant

Subscribed and sworn to before me, this 9th day of July, 2024.

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Kristen Jacoby
Notary Public
My Commission Expires: 9/30/2024

Karen Johnson
Batch # 1156307
07/10/2024 09:55:57 AM
Fees: $13.00 Taxes: $12,950.00

Davidson County
DEEDWARR
2 pgs

20240710-0051634

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Graffeo Family Trust 1215 Mary Helen Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 145 10 0 068.00

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, **Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees of the P2831 Trust dated October 9, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Brandon Graffeo and Mallory McCaskill Graffeo, trustees of the Graffeo Family Trust u/a/d February 5, 2016**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, SECTION 2, BRIGID ANN HEIGHTS, as shown on the plat of record in Plat Book 4660, Page 149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Benjamin Kautz and Kelly Rich Kautz, Trustees, P2831 Trust dated October 9, 2019, by Quitclaim Deed from Andrew Benjamin Kautz, Trustee of The Andrew Benjamin Kautz Revocable Living Trust Agreement dated July 5th 2012 and Kelly Rich Kautz, Trustee of
The Kelly Rich Kautz Revocable Living Trust Agreement dated July 5th 2012, of record in Instrument No. 20200901-0098912, in the Register's Office of Davidson County, Tennessee, dated February 07, 2020, and recorded on September 01, 2020.

Being the same property conveyed to Andrew Benjamin Kautz, Trustee of The Andrew Benjamin Kautz Revocable Living Trust Agreement dated July 5th 2012 and Kelly Rich Kautz, Trustee of The Kelly Rich Kautz Revocable Living Trust Agreement dated July 5th 2012, by Warranty Deed from New Beginnings Enterprises, LLC, of record in Instrument No. 20140502-0037411, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, BRIGID ANN HEIGHTS, as recorded in Plat Book 4660, Page(s) 149.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4894, Page 456.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7733, Page 9.

This is improved property located at 1215 Mary Helen Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of July, 2024.

P2831 Trust dated October 9, 2019

BY: _____
Andrew Benjamin Kautz, Trustee

BY: _____
Kelly Rich Kautz, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Benjamin Kautz and Kelly Rich Kautz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for The P2831 Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2024.

_____
Notary Public
My Commission Expires: _____

