Prepared by:
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 190
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,675,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2024.

Notary Public

COMMISSION EXPIRES: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1165652 DEEDWARR
08/02/2024 09:45:18 AM 2 pgs
Fees: $13.00 Taxes: $13,597.50
20240802-0058729

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
3515 Hampton Avenue Trust	New Owner	117-05-0-096
(NAME)	(NAME)	
3515 Hampton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **I, Carolyn K. Gray, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3515 Hampton Avenue Trust dated August 1, 2024,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to William D. Trabue, III and wife Lillian Dale Trabue by warranty deed from Chiles Van Antwerp and wife, Lucille P. Van Antwerp, dated Jan. 2, 1959 and recorded on Jan. 6, 1959 of record in Book 2861, page 130, Register's Office for Davidson County, Tennessee. The said William D. Trabue, III and Lillian Dale Trabue have both since died, with William D. Trabue, III predeceasing Lillian Dale Trabue. The Last Will and Testament of Lillian D. Trabue of record in Docket No. O8P-529 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Linda R. Koon as Executor. By Executor Deed of record in Doc. No. 20090130-0008138, said Register's Office Subject property was conveyed to Lucinda T. Trabue, an undivided forty percent (40%), Mary Dale Fitzgerald, an undivided twenty percent (20%), David Fitzgerald, an undivided twenty percent (20%), and Katherine F. Murphy, an undivided twenty percent (20%). and Further Conveyed to Carolyn Gray by Warranty Deed from Lucinda T. Trabue, an undivided forty percent (40%) and Mary Dale Fitzgerald, an undivided twenty (20%) and David Fitzgerald, an undivided twenty (20%) and Katherine F. Murphy, an undivided twenty (20%), Instrument no. 20090909-008442, dated July 21, 2009, recorded September 09, 2009, Register's Office Davidson County, Tennessee.

Land in Davidson County, Tennessee, described as follows: Lots Nos. 4 and 7 on the unrecorded Map of a 7.34 acre tract of The Fourth & First National Bank and described according to a copy of a survey thereof made July 1929 and revised on July 27, 1932 by Z. Southgate, as follows: Beginning at a point in the south margin of Hampton Avenue at the corner of Lots 3 and 4; thence with the line between said lots and along the line between lots 7 & 8, southerly 309.6 feet to a point; thence easterly 100 feet to a corner of Lot No. 6; thence with the line between Lots 6 & 7 and with the line between Lots 4 and 5, northerly 318.2 feet to the south margin of Hampton Avenue; thence with margin of the same, westerly 100 feet to the point of beginning.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3515 Hampton Avenue (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37215 (Postal Zip)

File No.: 7609-24
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 our hands this 31st day of July, 2024.

Carolyn K. Gray

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Carolyn K. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2024.

Commission Expires: _____

