Karen Johnson Davidson County
Batch# 1169214 DEEDWARR
08/14/2024 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240814-0062134

WARRANTY DEED

File No.: 2024-0297

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

Subscribed and sworn to before me on AUGUST 12, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/13/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Brent J. Metz 4134 Fenton St. Denver, CO 80212	New Owner	071-07-0-096.00 and 071-07-0-0-250.00 and 071-07-0-114.00 and 071-07-0-251.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RICHARD W. SHAFFER JR., TRUSTEE OF THE IRREVOCABLE TRUST OF RICHARD W. SHAFFER, JR., AND MARCIA D. SHAFFER, AS AMENDED AND RESTATED ON JUE 20, 2018,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRENT JOHN METZ, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled The Resubdivision of Lots No. 72 and 43, J. B. Haynies Oriental Subd., of record in Plat Book 6250, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to BILLY F. STILL AND RICHARD W. SHAFFER, JR., by deed from B & D INVESTMENT BUILDERS, INC., of record in Book 6433, page 874, dated November 26, 1984, said Register's Office. BILLY F. STILL AND WIFE, JUNE J. STILL conveyed their one-half undivided interest in Lots 1 & 2 to RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER by quitclaim deed of record in Book 6491, Page 446, dated February 21, 1985, said Register's Office. RICHARD W. SHAFFER AND WIFE, MARCIA D. SHAFFER, INDIVIDUALLY conveyed their interest in Lot 1 to RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER, TRUSTEES U/A/D MAY 5, 1994, by quitclaim deed of record in Book 9355, Page 553, dated May 5, 1994, said Register's Office. RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER, TRUSTEES U/A/D MAY 05, 1994, conveyed their interest in said property to RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, TRUSTEE OF THE IRREVOCABLE TRUST OF RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, AS AMENDED AND RESTATED ON JUNE 20, 2018, by quitclaim deed of record in Instrument No. 20180731-0074765, dated June 20, 2018, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled The Resubdivision

of Lots No. 72 and 43, J. B. Haynies Oriental Subd., of record in Plat Book 6250, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to BILLY F. STILL AND RICHARD W. SHAFFER, JR., by deed from B & D INVESTMENT BUILDERS, INC., of record in Book 6433, page 874, dated November 26, 1984, said Register's Office. BILLY F. STILL AND WIFE, JUNE J. STILL conveyed their one-half undivided interest in Lots 1 & 2 to RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER by quitclaim deed of record in Book 6491, Page 446, dated February 21, 1985, said Register's Office. RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER conveyed their interest in said property to RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, TRUSTEE OF THE IRREVOCABLE TRUST OF RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, AS AMENDED AND RESTATED ON JUNE 20, 2018, by quitclaim deed of record in Instrument No. 20180731-0074766, dated June 20, 2018, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 4, as shown on the map entitled The Resubdivision of Lots 3 & 4 of the Resubdivision of Lots No. 72 and 43, J. B. Haynies Oriental Subd., of record in Plat Book 6200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON, AS TENANTS BY THE ENTIRETY AND RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER FAMILY TRUSTS OF MAY 5, 1994, AS TENANTS IN COMMON, by deed from BILLY F. STILL AND WIFE, JUNE J. STILL, of record in Book 10712, page 818, dated December 8, 1997, said Register's Office. ROY A. PATTERSON AND WIFE, JUNE H. PATTERSON conveyed their one-half undivided interest in said property to ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TRUSTEES, RESPECTIVELY AND THEIR SUCCESSORS IN TRUST, FOR THE BENEFIT OF ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TENANTS IN COMMON UNDER THE TERMS OF THE ROY A. PATTERSON, SR. AND JUNE H. PATTERSON REVOCABLE LIVING TRUST, by quitclaim deed of record in Instrument No. 20010921-0102551, dated September 21, 2001, said Register's Office. Further, being the same property conveyed to RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER IRREVOCABLE TRUST AS AMENDED AND RESTATED ON JUNE 20, 2018 by Quitclaim Deed from ROY A. PATTERSON, SR. AND JUNE H. PATTERSON, TRUSTEES FOR THE ROY A. PATTERSON, SR. AND JUNE H. PATTERSON REVOCABLE LIVING TRUST dated August 12, 2024 of record as Instrument No. 20240814 - 0061914, Register's Office for Davidson County. Futher, being the same property conveyed to RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER IRREVOCABLE TRUST AS AMENDED AND RESTATED ON JUNE 20, 2018 by Quitclaim Deed from RICHARD W. SHAFFER, JR., TRUSTEE FOR THE RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER FAMILY TRUSTS OF MAY 5, 1994 dated August 12, 2024 of record as Instrument No. 20240814 - 0061915, Register's Office for Davidson County.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled The Resubdivision of Lots 3 & 4 of the Resubdivision of Lots No. 72 and 43, J. B. Haynies Oriental Subd., of record in Plat Book 6200, page 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD W. SHAFFER ET UX, MARCIA D. SHAFFER, by deed from BILLY F. STILL ET UX JUNE J. STILL, of record in Book 7048, page 166, dated November 13, 1986, rerecorded in Book 7122, page 88, said Register's Office. RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER, INDIVIDUALLY conveyed their interest in said property to RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER, TRUSTEES U/A/D MAY 05, 1994, by quitclaim deed of record in Book 9355, page 543, dated May 5, 1994, said Register's Office. RICHARD W. SHAFFER, JR. AND WIFE, MARCIA D. SHAFFER, TRUSTEES U/A/D MAY 05, 1994, conveyed said property to RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, TRUSTEE OF THE IRREVOCABLE TRUST OF RICHARD W. SHAFFER, JR. AND MARCIA D. SHAFFER, AS AMENDED AND RESTATED ON JUNE 20, 2018, by quitclaim deed of record in Instrument No. 20180731-0074764, dated June 20, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 210 Duke Street, Nashville, TN 37207, 210 C Duke Street, Nashville, TN 37207, 215 Prince Avenue, Nashville, TN 37207 and 215 C Prince Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on August 12, 2024.

Grantor:

Irrevocable Trust of Richard W. Shaffer, Jr., and Marcia D. Shaffer, as amended and restated on Jue 20, 2018

BY: Richard W Shaffer, Jr Trustee
Richard W. Shaffer, Jr.
Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Richard W. Shaffer, Jr., Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Irrevocable Trust of Richard W. Shaffer, Jr., and Marcia D. Shaffer, as amended and restated on Jue 20, 2018**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand, at office, this 12th day of August, 2024.

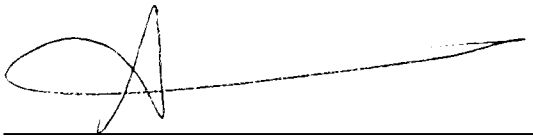
Notary Public

My Commission expires: 5-20-2026



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **8-14-2024**.



Affiant Signature — **8-14-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8-14-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal