Karen Johnson Davidson County
Batch # 1182254 DEEDWARR
09/16/2024 04:01:00 PM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20240916-0071536

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00. Khori Baker **Affiant** Subscribed and sworn to before me, this 23rd day of August, 2024. Carmen Coats Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner As Follows:
Our Cows Trust
1400 5th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

Map-Parcel Number:
132-14-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA FIELDER and JOEL TROXLER, CO-EXECUTORS OF THE ESTATE OF ANITA FIELDER AKA ANITA G. FIELDER, and BRENDA FIELDER f/k/a Brenda Fielder Hinson and JOEL A. TROXLER,**

CO-TRUSTEES OF THE ANITA FIELDER FAMILY TRUST pursuant to the Last Will and Testament of Anita Fielder duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 24P-586, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **OUR COWS TRUST DATED MAY 11, 2022**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 5 on the plan of the Hermitage Stud Subdivision of the John Thompson Property, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 19, 1966, as follows:
>
> Beginning on the westerly margin of Franklin Road at the southeast corner of the property conveyed to Chambless W. Norman and wife, Harriette K. Norman, by deed from First American National Bank of Nashville, et al, of record in Book 4013, page 761, Register's Office for said County; thence with said Norman's southern boundary line westerly 635.3 feet; thence southerly 200 feet; thence easterly 635.3 feet to the westerly margin of Franklin Road; thence with the same northerly 200 feet to the beginning.
>
> Being the same property conveyed to E.W. Fielder and wife, Anita G. Fielder, by deed from Chambless W. Norman and wife, Harriette K. Norman, of record in Book 4498, page 964, dated April 29, 1971, Register's Office for Davidson County, Tennessee. E.W. Fielder also known as Everett W. Fielder, Jr. having since died September 28, 1996, leaving Anita G. Fielder as surviving tenant by the entirety. Anita G. Fielder died testate on February 1, 2024, her will having been admitted to probate under Case No. 24P-586, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. All real estate was made part of the probate estate under said will, title thereby being vested in Brenda Fielder and Joel Troxler, Co-Executors of the Estate of Anita Fielder aka Anita G. Fielder and Brenda Fielder f/k/a Brenda Fielder Hinson and Joel A. Troxler, Co-Trustees of the Anita Fielder Family Trust.

This conveyance is made subject to:

1. 2024 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay

such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sanitary Sewer Easement of record in Book 6925, page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as 4615 Franklin Pike, Nashville, TN 37220.

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 successors and assigns, forever; and Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

{Signature pages to follow}

The remainder of this page is intentionally left blank.

WITNESS my hand this 23rd day of August, 2024.

Brenda Fielder, Co-Executor of the Estate of Anita Fielder

Joel Troxler, Co-Executor of the Estate of Anita Fielder

Brenda Fielder, Co-Trustee of the Anita Fielder Family Trust

Joel A. Troxler, Co-Trustee of the Anita Fielder Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Fielder, Co-Executor of the Estate of Anita Fielder**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2024.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel Troxler, Co-Executor of the Estate of Anita Fielder**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2024.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2026

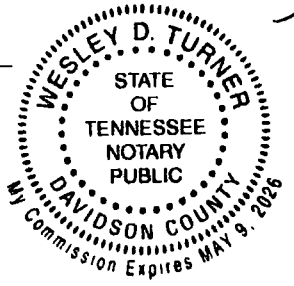
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Fielder, Co-Trustee of the Anita Fielder Family Trust**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2024.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel A. Troxler, Co-Trustee of the Anita Fielder Family Trust**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of August, 2024.

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My Commission Expires: _____

