Karen Johnson
Batch # 1182379
09/17/2024 09:47:37 AM
Fees: $13.00 Taxes: $7,030.00

Davidson County
DEEDWARR
2 pgs

20240917-0071799

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 08, 2025
(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Elker Trust dated August 15, 2024		
(NAME)	(NAME)	
615 Estes Road	NEW OWNER	11604013300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dwight D. Sypolt and Kimberly J. Sypolt, Trustees of the Sypolt Living Trust dated April 17, 2019**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **The Elker Trust dated August 15, 2024**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said lot no. 8 fronts 94.2 feet on the Westerly side of Estes, formerly Wilson Avenue and runs back 88 feet on the northerly line and 95.7 feet on the southerly lines, to a dead line, measuring 91.2 feet thereon.

Together with the Northerly 10 feet of lot No. 9 on the plan of Clearview Subdivision, of record in Book 843, Page 8, Register's Office for said County, described as follows:

Said part of Lot no. 9 fronts 10 feet on the Westerly side of Estes, formerly Compton or Wilson Avenue, and extends back 95.7 feet to the Northerly line and 103.8 feet on the Southerly line to a dead line measuring 10 feet thereon.

Being the same property conveyed to Dwight D. Sypolt and Kimberly J. Sypolt, Trustees of the Sypolt Living Trust dated April 17, 2019, by Deed from JDMC, LLC, a Tennessee limited liability company, dated November 18, 2020, of record in Instrument No. 20201124-0137859, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 615 Estes Road, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Effective the 11th day of September, 2024.

Dwight D. Sypolt and Kimberly J. Sypolt, Trustees of the Sypolt Living Trust dated April 17, 2019

BY: _____
Dwight D. Sypolt
Trustee

BY: _____
Kimberly J. Sypolt
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dwight D. Sypolt and Kimberly J. Sypolt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves as the Trustees of Dwight D. Sypolt and Kimberly J. Sypolt, Trustees of the Sypolt Living Trust dated April 17, 2019, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of The Edwards Family Trust dated July 19, 2018, as amended, as such Trustee.

Signed and sworn to before me the 11th of September, 2024.

_____
Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027