Karen Johnson Davidson County
Batch# 1183679 DEEDWARR
09/19/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $9,546.00
20240919-0072792

Warranty Deed

GEORGE E. MUDTER, JR. 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 $2,580,000.00. Affiant Subscribed and sworn to before me, this the 18th day of September, 2024. Notary Public My commission expires: 3/8/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mount Rose Trust	Mount Rose Trust	118-01-0-134.00
1103 Montrose Avenue	3100 West End Ave., Suite 1060	
Nashville, TN 37204	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DOUGLAS C. GRAHAM, SUCCESSOR TRUSTEE OF THE ADELINE W. GRAHAM TRUST under Will DTD. 11/14/2012 Ex POA U/A Henry D. Wright TUW #7 DTD 3/19/1994 FBO Douglas C. Graham**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOUNT ROSE TRUST U/A DATED AUGUST 30, 2024**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 131 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alyssa Graham and Douglas Graham, wife and husband by Warranty Deed from Kelly Sigler, a single person of record in Instrument No. 20191101-0112874 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 01, 2019.

Being the same property conveyed to Wilmington Trust Company, successor Trustee for the Adeline W. Graham Trust under Will DTD. 11/14/2012 EX POA U/W Henry D. Wright TUW #7 DTD 3/19/1994 FBO Douglas C. Graham by Warranty Deed from Alyssa Graham and Douglas Graham, wife and husband of record in Instrument No. 20201124-0138043 Register's Office for Davidson County, Tennessee, dated November 23, 2020 and recorded on November 24, 2020.

Being the same property conveyed to Douglas C. Graham, Successor Trustee for The Adeline W. Graham Trust under Will DTD. 11/14/2012 Ex POA U/A Henry D. Wright TUW #7 DTD 3/19/1994 FBO Douglas C. Graham by Special Warranty Deed from Wilmington Trust Company, successor Trustee for the Adeline W. Graham Trust under Will DTD. 11/14/2012 EX POA U/W Henry D. Wright TUW #7 DTD 3/19/1994 FBO

Douglas C. Graham of record in Instrument No. 20230404-0024481 Register's Office for Davidson County, Tennessee, dated September 08, 2022 and recorded on April 04, 2023. This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1103 Montrose Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of September, 2024.

By: _____, Successor Trustee
Douglas C. Graham, Successor Trustee of
The Adeline W. Graham Trust under Will
DTD. 11/14/2012 Ex POA U/A Henry D. Wright
TUW #7 DTD 3/19/1994 FBO Douglas C. Graham

STATE OF COLORADO
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas C. Graham, the Successor Trustee of The Adeline W. Graham Trust under Will DTD. 11/14/2012 Ex POA U/A Henry D. Wright TUW #7 DTD 3/19/1994 FBO Douglas C. Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2024.

KPH
Notary Public

My Commission Expires:
02.26.28

Kathleen Phyllis Hoffman
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20204008260
MY COMMISSION EXPIRES 02-26-2028

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or 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 9/18/24 (date of document).

Affiant Signature

9/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN A. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027