Karen Johnson Davidson County
Batch# 1196606 DEEDWARR
10/22/2024 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $8,861.50
20241022-0082073

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,395,000.00. Affiant Subscribed and sworn to before me, this the 21st day of October, 2024. Notary Public My commission expires: 3/3/26

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:
Fitz Nash LLC	New Owner(s)	132-11-0-010.00
116 Agnes Road		
Knoxville, TN 37919		

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, **ADAM K. LEVIN AND HEATHER MCDOWELL LEVIN, CO-TRUSTEES OF THE LEVIN REVOCABLE TRUST AGREEMENT DATED JULY 13, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FITZ NASH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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(s). 3, as shown on the map entitled Elysian Fields, Section 1 of record in Plat Book 1424, Page 81, 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 Walter E. Robertson and wife, Edith Robertson by Warranty deed from Gladys Dean Pritchard of record in Book 2925, page 483, Register's Office for Davidson County, Tennessee, dated June 25, 1959 and recorded on July 17, 1959. Walter E. Robertson died December 2, 1983, leaving Edith L. Robertson as the surviving tenant by the entirety.

Being the same property conveyed to Steven Robertson, Trustee under the Revocable Trust Agreement of Edith Robertson dated February 13, 2012 by Quitclaim deed from Edith L. Robertson, a widow of record in Instrument No. 20120222-0015565 Register's Office for Davidson County, Tennessee, dated February 13, 2012 and recorded on February 22, 2012.

Being the same property conveyed to Levin Revocable Trust Agreement dated July 13, 2023 by Warranty Deed from Steven Robertson, Trustee of The Agreement of Edith Robertson dated February 13, 2012 of record in Instrument No. 20230821-0065102 Register's Office for Davidson County, Tennessee, dated August 15, 2023 and recorded on August 21, 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 4320 Franklin Pike, 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 21st day of October, 2024.

Levin Revocable Trust Agreement dated July 13, 2023

By: Co-Trustee
Adam K. Levin, Co-Trustee

By:
Heather McDowell Levin, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam K. Levin, Co-Trustee and Heather McDowell Levin, Co-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 Co-Trustees of the Levin Revocable Trust Agreement dated July 13, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

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

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 21. 2024.

Affiant Signature

22nd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028