THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7901-WE

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1199383
10/31/2024 09:52:42 AM
Fees: $13.00 Taxes: $3,256.00

Davidson County
DEEDWARR
2 pgs

20241031-0084200

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Megan Paterson and James Paterson	NEW OWNER	
2211 Grantland Avenue		105-14-0-096.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Alicia Lynn Davis, Trustee of the ALD Trust, dated May 15, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa Megan Paterson and James Paterson, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 7 of Block 6 on the Plan of Yarbrough Subdivision of Woodland, of record in Book 161, Page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 30 feet on the Westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Patrick Luke and Alicia Luke by Warranty deed from Deak and Beth Reynolds Childrens Trust of record in Instrument No. 20130816-0086227 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on August 16, 2013.

Being the same property conveyed to Alicia Luke by Quitclaim Deed from Patrick Luke of record in Instrument No. 20170621-0062567 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on June 21, 2017.

Being the same property conveyed to Alicia Davis by Quitclaim Deed from Alicia Luke n/k/a Alicia Davis of record in Instrument No. 20240111-0002387 Register's Office for Davidson County, Tennessee, dated January 10, 2024 and recorded on January 11, 2024.

Being the same property conveyed to Alicia Lynn Davis, as trustee of the Ald Trust by Quitclaim Deed from Alicia Davis of record in Instrument No. 20240515-0035941 Register's Office for Davidson County, Tennessee, dated May 15, 2024 and recorded on May 15, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2211 Grantland Avenue, Nashville, TN 37204**

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this the 30 day of October, 2024.

Alicia Lynn Davis, Trustee of the ALD Trust, dated May 15, 2024

BY: Alicia Lynn Davis
Alicia Lynn Davis, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Alicia Lynn Davis** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **ALD Trust, dated May 15, 2024** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Alicia Lynn Davis** as such **Trustee**.

Witness my hand and official seal this the 30 day of October, 2024.

NOTARY PUBLIC

My Commission Expires:

