THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049155** Karen Johnson Davidson County Batch # 1200262 DEEDWARR 11/01/2024 10:00:46 AM 2 pgs Fees: $13.00 Taxes: $6,105.00 20241101-0084851	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2024. Notary Public My Commission Expires:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
E. Douglas Grindstaff, II, Trustee 5996 Andover Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 158 00 0 072.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. Douglas Grindstaff, II, Trustee of Whitewater Revocable Trust dated September 30, 2021, and E. Douglas Grindstaff, II, Trustee of Ampeli Trust** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I.

A tract of land in the 7th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated May 28, 1970, as follows: Beginning at a concrete monument located the Southeast terminus of Andover Drive, and the Northeast corner of Lot No. 524 of the recorded Plan of Hillsboro Park, Section II, Book 2900, Page 74, Register's Office for said County, and proceeding as follows: South 74 degrees, 33' East, a distance of 99.96 feet to a hub; thence with a 2324.0 foot radius curve to the right, a distance of 140.61 feet to an iron pin; thence South 3 degrees, 32' West, a distance of 332.2 feet to an iron pin; thence North 74 degrees, 12' West, a distance of 291.5 feet to an iron pin in the East property line North 12°27' East a distance of 329.0 feet to the Point of Beginning, and containing 2.0 acres, more or less.

Tract II.

Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

Beginning at a concrete monument located at the Southeast corner of the Southeasterly terminus of Andover Drive as shown on the Plan of HILLSBORO PARK, SECTION II, of record in Book 2900, Page 74, Register's Office of said County, said concrete monument also being located at the most Easterly front corner of Lot No. 524 of said subdivision, said concrete monument also being located at the Northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, Page 451, in said Register's Office; thence with said Null's Northeasterly line, South 74 degrees 33' East 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet Southeastwardly 140.61 feet to the said Null's Northeast corner; thence North 3° 32' 30" East 31.10 feet to the Southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstaff's Southwestwardly line; along a slight curve to the left, having a radius of 2354.0 feet, Northwestwardly 135.44 feet and North 74 degrees 33' West 105.1 feet to a point in the center of said Southeasterly terminus of Andover Drive; thence with the Easterly line of said Southeasterly terminus of Andover Drive, South 4 degrees 55' West 30.51 feet to the Point of Beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Matthew Moore, Trustee and his successors in trust, of the Andrea P. Baird Trust dated June 6, 2017, by Quitclaim Deed from Andrea Phillips Baird, of record in Instrument No. 20170922-0097452, in the Register's Office of Davidson County, Tennessee, dated September 22, 2017 and recorded on September 22, 2017. See also Quitclaim Deed of record in Instrument No. 20241101 0084850, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrea Phillips Baird, single, by Warranty Deed from Brian K. Turner and Amanda Cassetty Turner, of record in Instrument No. 20101105-0089039, in the Register's Office of Davidson County, Tennessee, dated November 05, 2010 and recorded on November 05, 2010. See Scrivener's Affidavit recorded in Instrument Nos. 20101123-0093852 and 20101208-0097814, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO VIEWS, as recorded in Plat Book 974, Page(s) 64.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK SECTION 11, as recorded in Plat Book 2900, Page(s) 74.

Easement for Right-of-Way, recorded in Instrument No. 20130201-0010857.

This is improved property located at 5996 Andover Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2024.

Andrea P. Baird Trust dated June 6, 2017

BY: Matthew Moore, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the Andrea P. Baird Trust dated June 6, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2024.

Notary Public

My Commission Expires: 11/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY