This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,200,000 00

Affiant

Subscribed and sworn before me this the 4th day of December, 2024

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Big Rest Trust 2123 Ashwood Ave Nashville, TN 37212	New Owner	104-15-0 216 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BONITA LINEKER AND THOMAS RIVKIN AS TRUSTEES THE BRYCE B LINEKER FAMILY TRUST DATED 5/15/2019, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON CHILDRESS, TRUSTEE OF THE BIG REST TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 15 on the Revised Plan of H P Jacob's Subdivision of the Manly Tract, as shown on plat of record in Plat Book 547, Page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being the same property conveyed to Bonita Lineker and Thomas Rivkin, Co-Trustees of The Bryce B Lineker Family Trust dated 5/15/2019, by Warranty Deed dated 10/12/2021, from Jason Childress, Trustee of the 110 3rd Avenue Trust, dated February 18, 2015, of record in Instrument No 20211018-0139556, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 2123 Ashwood Ave, Nashville, TN 37212

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

Davidson County
Karen Johnson
DEEDWARR
Batch # 1212789
2 pgs
12/05/2024 10 22 58 AM
Fees $13 00 Taxes $4,440 00
20241205-0094458

Witness my hand this the 4th day of December, 2024

Bryce B Lineker Family Trust dated 5/15/2019

BY _____
Bonita Lineker, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bonita Lineker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Bryce B Lineker Family Trust dated 5/15/2019, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Bryce B Lineker Family Trust dated 5/15/2019 by the said Bonita Lineker as such TRUSTEE

Witness my hand and official seal this 4th Bonita Lineker day of December, 2024

My commission expires
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY