THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8006-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF DECEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1212876 DEEDWARR
12/05/2024 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $12,210.00
20241205-0094572

WARRANTY DEED

	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack T. Stephens, III	NEW OWNER	
2404 Belmont Boulevard	2404 Belmont Boulevard	104-16-0-391.00
Nashville, TN 37212	Nashville TN 37212	
(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, WE, **Ben R. Leedle, Jr. and Elizabeth D. Leedle, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack T. Stephens, III, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Southerly part of Lot No. 117, and the Northerly part of Lot No. 116, on the Map of BELMONT LAND CO'S PLAN SHOWING SUB OF 10 ACRES AND RESUB OF LOTS 1-6 & 20-25 ASHWOOD AVE E. called "BELMONT HEIGHTS", as of record in Plat Book 421, Page 34, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Belmont Boulevard, the Southwest corner of part of Lot No 117 conveyed to J.A. Shotwell, by deed from Belmont Realty Company, of record in Book 498, Page 619, Register's Office for said County, said point being 145 feet South of Elmwood Avenue; thence Easterly along what was formerly Shotwell's Southerly line 183 feet to an alley; thence along the margin of said alley, Southerly 50 feet to the Southeast corner of part of lot No. 116, conveyed to Bertha B. Reynolds, by deed from W.D. Lamb and wife, et al, as of record In Book 689, Page 324, said Register's Office; thence along Reynold's Northerly line, Westerly 183 feet to the Easterly margin of Belmont Boulevard; thence with the margin of same, Northerly 50 feet to the point of beginning.

Being the same property conveyed to Roger S. Baskin by Warranty Deed from K. W. I Inc., dated September 1, 2006 and recorded October 18, 2006 in Instrument No. 20061018-0129193, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ben R. Leedle, Jr., and Elizabeth D. Leedle, husband and wife, by Warranty Deed from Roger S. Baskin, dated March 16, 2020 and recorded March 17, 2020 in Instrument No. 20200317-0029275, Register's Office of Davidson County, Tennessee.

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 **2404 Belmont Boulevard, 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 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 2nd day of December, 2024.

Ben R. Leedle, Jr.

Elizabeth D. Leedle

STATE OF UTAH
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben R. Leedle, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of December, 2024.

My Commission expires 2/24/27

Notary Public

JOCELYN WATERS
Notary Public - State of Utah
Comm. No. 729667
My Commission Expires on
Feb 24, 2027

STATE OF UTAH
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned, a Notary Public **in and for said County** and State, the within named **Elizabeth D. Leedle.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of December, 2024.

My Commission expires 2/24/27

Notary Public

JOCELYN WATERS
Notary Public - State of Utah
Comm. No. 729667
My Commission Expires on
Feb 24, 2027

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on December 4th, 2024.

John Cobb Rochford

December 4th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 4th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025