Karen Johnson
Batch # 1213366
12/09/2024 10 26 06 AM
Fees $13 00 Taxes $11,562 50

Davidson County
DEEDWARR
2 pgs

20241209-0095268

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible], TN 37215

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,125,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Karrie K Shroyer, Trustee		11704038700
(NAME)	(NAME)	
1710 Primrose Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **R E Partners,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Karrie K Shroyer and John L Shroyer, Trustees, or their successors in interest of The Karrie Shroyer Revocable Trust dated June 28, 2017, and any amendments thereto,** 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. 59 on the Plan of Belmont Terrace, of record in Plat Book 421, Page 101, Register's office for said County, described as follows

Beginning at a point in the Northerly margin of Primrose Avenue, said point being the common Southerly corner of Lots 59 and 60, thence with the common margin of an alley, thence with the Southerly margin of said alley Westwardly 50 feet to a point in the Easterly margin of Brightwood Avenue, thence with the said Easterly margin of Brightwood Avenue Southwardly 138.8 feet to a point, said point being the beginning of a curve; thence around said said curve Eastwardly 34.1 feet to a a point in the Northerly margin of said Primrose Avenue, thence with said Northerly margin of Primrose Avenue Eastwardly 50 9 feet to the point of beginning

Being the same property conveyed to R E Partners, by deed of record in Instrument NO 20230310-0017516, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1710 Primrose Avenue, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my/our hands this 6th day of December, 2024

R E Partners

By _____
Adam Epstein, Partner

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State of County aforesaid, personally appeared Adam Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Partner of R E Partners and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of R E Partners by himself as Partner

WITNESS my hand and seal this 6th day of December, 2024

_____
Notary Public
My Commission Expires: _____

File No: 17463

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025