This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$3,995,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249769	Affiant Sworn to and subscribed before me this 9th day of December, 2024 Notary Public My Commission Expires
After Recording Return To The Above.	

Karen Johnson
Batch # 1213734
12/10/2024 11 19 33 AM
Fees $18 00 Taxes $14,781 50
20241210-0095787
Davidson County
DEEDWARR
3 pgs

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

Prepared by
Record and Return To
Chapman and Rosenthal Title,
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2024, among:

LEONA ANDERSON BUTLER, SUCCESSOR TRUSTEE OF THE L.C. AND PATRICIA ANDERSON RESIDENCE TRUST, DATED DECEMBER 21, 2012

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BRYAN HOWARD, TRUSTEE OF THE 408 LEAKE TRUST, DATED 11/27/2024

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, described as follows, to-wit:

Being parts of Lots No. 22 and 23 on the Map of the First Belle Meade Subdivision

as of record in Book 332, pages 88 and 89, Register's Office for said County, described as follows;

Beginning at a point in the center line of Leake Avenue 333 feet 6 inches west of the center line of Belle Meade Boulevard, said point being the southwest corner of the lot conveyed to Blanche L. Fensterwald by deed from Ralph Fensterwald and wife, as of record in Book 1110, page 541, said Register's Office; thence North 4° 20' West along said Fensterwald's westerly line, 408 feet to a point in the south line of the property conveyed to J. Stewart Campbell; thence along the south line of the same, South 86° West 300 feet to the easterly margin of Inquirer Avenue as shown on the Plan of record in Book 421, page 116, said Register's Office, which Inquirer Avenue is now closed; thence along the margin of the same, now closed, South 4° 58' East 408 feet to the center line of Leake Avenue; thence with the center line of the same, easterly 300 feet to the point of beginning.

Being the same property conveyed to L. C. Anderson, Jr. by deed from Willard R. Hendrix and wife, Frances J. Hendrix, dated November 17, 1962, of record in Book 3467, page 237, Register's Office for Davidson County, Tennessee. Also, being a portion of the property conveyed to L. C. Anderson, Jr. by deed from Patricia Anderson, dated May 7, 1964, of record in Book 4043, page 9, said Register's Office. The property was further conveyed to Thomas M. Price, Trustee of the L.C. and Patricia Anderson Residence Trust, dated December 21, 2012 by deed from L.C. Anderson, Jr., dated December 21, 2012, of record in Instrument No. 20121228-0119995, said Register's Office. Pursuant to the terms of said Trust, Leona Anderson Butler was appointed as Successor Trustee.

Patricia Anderson having since died on August 3, 2018.
L.C. Anderson, Jr. aka Lyttleton Cooke Anderson having since died on January 10, 2024.

The property being also known as 408 Leake Avenue, Nashville, TN 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

The L.C. and Patricia Anderson Residence Trust, dated December 21, 2012

BY: _____
Leona A. Butler, Trustee

STATE OF TENNEESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Leona A. Butler, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Trustee of the L.C. and Patricia Anderson Residence Trust and that as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustees and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of December 2024.

_____
Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: [redacted] 408 Leake Trust
Address: 408 Leake Avenue
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: 408 Leake Trust
Address: 408 Leake Avenue
City, State, Zip: Nashville, TN 37205

Tax ID: 130-02-092.00