Karen Johnson Davidson County
Batch# 1213738 DEEDWARR
12/10/2024 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $12,876.00
20241210-0095794

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38402	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,480,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1104 Halcyon Trust 1104 Halcyon Avenue Nashville, TN 37204	New Owner	Map and Parcel No.: 11801013700

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, William H. Alexander and Louise S. Alexander, husband and wife, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to the 1104 Halcyon Trust u/a/d December 10, 2024 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1104 Halcyon Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of December, 2024.

William H. Alexander

Louise S. Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Alexander and Louise S. Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots No. 8 and 9 on the Map of IDLEWILD of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William H. Alexander and Louise S. Alexander, husband and wife, by Warranty Deed from John C. Peets and Wendy Stamberger, husband and wife, of record in Instrument No. 20110106-0001977, in the Register's Office of Davidson County, Tennessee, dated January 06, 2011, and recorded on January 06, 2011.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 161, Page 120, Register's Office for DAVIDSON County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20161107-0117300. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/10/24 (date of document).

Affiant Signature

12/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

