Karen Johnson Davidson County
Batch# 1216626 DEEDWARR
12/16/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $13,875.00
20241216-0097453

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241049199**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,750,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2024. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Tiffany Wiggers, Trustee of the Laurel Property Trust 3310 West End Ave, Ste 400 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 12 0 101.00 & 131 12 0 116.00

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 D. Stiltz and wife, Jean P. Stiltz,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany Wiggers, Trustee of the Laurel Property Trust, dated November 14, 2024,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1: 131 12 0 101.00

Parcel 1:

Land in Davidson County, Tennessee, being Lots No. 1 on the RESUBDIVISION OF THE J. T. JENKINS HOME TRACT, as of record in Plat Book 3842, Page 272, in the Register's Office for said County, described as follows:

Lot No. 1: Beginning on the Westerly margin of a turnaround of Kirkman Lane at the corner of Lots Nos. 1 and 2, as shown on said plan; thence with the line between said two lots North 52° 34' West 235 feet; thence North 00° 42' West 100 feet; thence South 67° 29' West 135 feet; thence South 00° 42' East 234.1 feet; thence South 88° 25' East 308.4 feet to the Westerly margin of said turnaround of Kirkman Lane; thence with the same North 01° 36' East 48.58 feet to the beginning.

Being part of the same property conveyed to William D. Stiltz and wife, Jean P. Stiltz, by Warranty Deed from Charles W. Brandon and Charles N. Armstrong, a Partnership, of record in Book 4498, Page 333, in the Register's Office of Davidson County, Tennessee, dated April 20, 1971 and recorded on May 03, 1971.

Parcel 2:

Being the easterly portion of the southerly part of Lot No. 2 on the Plat of a subdivision of the J. T. JENKINS HOME PLACE, as of record in Book 547, page 20, Register's Office of Davidson County, Tennessee.

Said easterly portion of Lot No. 2 measures 180 feet, more or less, on the easterly line and runs back 194 feet, more or less, on the northerly line and 194 feet, more or less, on the southerly line to the westerly line which measures 180 feet, more or less.

Being the same property conveyed to William D. Stiltz and wife, Jean P. Stiltz, by Warranty Deed from A. M. Ashbaugh and wife, Laura Wade Ashbaugh, of record in Book 4573, Page 314, in the Register's Office of Davidson County, Tennessee, dated January 4, 1972 and recorded on February 1, 1972.

TRACT 2: 131 12 0 116.00

Land in Davidson County, Tennessee, being Lot No. 2 on the RESUBDIVISION OF THE J. T. JENKINS HOME TRACT, as of record in Plat Book 3842, Page 272, in the Register's Office for said County, described as follows:

Lot No. 2: Beginning on the Westerly margin of a turnaround of Kirkman Lane at the corner of Lots Nos. 1 and 2, as shown on said plan; thence with the line between said two lots North 52° 34' West 235 feet; thence North 00° 42' West 100 feet; thence North 67° 44' East 219.8 feet; thence South 87° 53' East 195 feet; thence South 58° 07' West 93.7 feet; thence South 35° 38' West 135 feet; thence South 22° 37' West 82.93 feet; thence South 12° 43' East 49.22 feet to the Northerly margin of said turnaround of Kirkman Lane; thence with the same Southwesterly 50 feet to the beginning.

Being part of the same property conveyed to William D. Stiltz and wife, Jean P. Stiltz, by Warranty Deed from Charles W. Brandon and Charles N. Armstrong, a Partnership, of record in Book 4498, Page 333, in the Register's Office of Davidson County, Tennessee, dated April 20, 1971 and recorded on May 03, 1971.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lots 5 & 6 of the J. T. Jenkins Home Tract, as recorded in Plat Book 3842, Page(s) 272 and revising Plat Book 547, Page 20.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. T. JENKIN'S HOME TRACT, as recorded in Plat Book 547, Page 20.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4940, Page 905.
Easement for the flow of the waters of West Fork Browns Creek, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns Creek, free from diminution or pollution.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 103 Kirkman Lane Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of December, 2024.

William D. Stiltz

Jean P. Stiltz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Stiltz and Jean P. Stiltz, 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 12th day of December, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 12, 2024.

J. Carlton Drumwright

December 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY