WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Karen Johnson Davidson County
Batch# 1218462 DEEDWARR
12/19/2024 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $8,047.50
20241219-0098850

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carolyn Ann Rambo Trust	Carolyn Ann Rambo Trust	116-16-0-058.00
(NAME)	(NAME)	
4013 Estes Road	4013 Estes Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **The Finley Elizabeth Rice Dynasty Trust u/a dated September 29 1997 and Eugene Alan Wood**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Carolyn Ann Rambo Trust,** hereinafter called the GRANTEE(S), his/her/their 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. 4 on the Plan of Part One, Evergreen Heights of record in Plat Book 1130, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Finley Elizabeth Rice, as Trustee of the Finley Elizabeth Rice Dynasty Trust u/a dated September 29, 1997 by Warranty Deed from Bettie Warren Family Partnership, L.P. a Texas limited partnership, dated 10/09/2018, of record in Instrument No. 20181017-0102651, Register's Office for Davidson County, Tennessee.

Eugene Alan Wood joins in this conveyance to transfer any interest he may have in the property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 4013 Estes Road, Nashville, TN 37215
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the **17th** day of **December, 2024.**

The Finley Elizabeth Rice Dynasty Trust u/a dated September 29, 1997

By: Finley Elizabeth Rice, Trustee
Finley Elizabeth Rice, Trustee

Eugene Alan Wood
Eugene Alan Wood joins in this conveyance to relinquish any and all rights, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Finley Elizabeth Rice.

State of **Tennessee**
County of **Davidson**

On this **17th** day of **December, 2024,** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Finley Elizabeth Rice,** the **Trustee** of **The Finley Elizabeth Rice Dynasty Trust u/a dated September 29, 1997** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person(s) described in and executed the foregoing instrument, and acknowledged that **she** executed the same as **her** free act and deed.

Witness my hand and official seal this **17th** day of **December, 2024.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/5/2025

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene Alan Wood**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **he** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this **17th** day of **December, 2024.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum

My Commission Expires: 5/5/2025

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

File No.: 2496526
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 Dec 17, 2024.

Affiant
Date: December 19,2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of December ,2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

