THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948793B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $493,750.49.

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2025.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 08-07-2028

Karen Johnson
Batch # 1223045
01/03/2025 11 45 04 AM
Fees $13 00 Taxes $1,826 88

Davidson County
DEEDWARR
2 pgs

20250103-0000620

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University One University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 117-16-0-189.00

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, **Jeffrey D. Wilson and Mary Beth Wilson, husband and wife, as to the remaining 50% interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lipscomb University**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 29 and 30, as shown on the map entitled Map of S.F. and C.D. Morrow's Subdivision of certain lots in Nathan McNairy's Subdivision, of record in Plat Book 332, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEFFREY D. WILSON AND MARY BETH WILSON, HUSBAND AND WIFE, by deed from MARGARET HOPPER, of record in Instrument No. 20030730-0107901, dated July 22, 2003, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-16-0-189.00.

Matters shown on the Plan of record in Plat Book 332, page 86, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3920, page 828, said Register's Office.

This is improved property located at 1111 Morrow Avenue Nashville TN 37204

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 2nd day of January, 2025.

Jeffrey D. Wilson

Mary Beth Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey D. Wilson and Mary Beth Wilson, 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 2nd day of January, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026