Karen Johnson
Batch # 1223246
01/06/2025 09:40:44 AM
Fees: $18.00 Taxes: $5,550.00
Davidson County
DEEDWARR
3 pgs
20250106-0000868

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: () Title No.: 63891
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kara McMillan Hayles and Scott M. McMillan, as Co-Trustees of the Raymond Sisler Hayles, III 2022 GST-Exempt Family Trust dated October 11, 2022 4324 Beekman Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 13015001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Warfield Earthman, Trustee, Elizabeth Warfield Earthman Revocable Living Trust Agreement dated April 6, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kara McMillan Hayles and Scott M. McMillan, as Co-Trustees of the Raymond Sisler Hayles, III 2022 GST-Exempt Family Trust dated October 11, 2022** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Chickering Hills, Section One, of record in Book 2331, page 8, amended in Book 2496, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Cooney and wife, Elizabeth E. Cooney, by Warranty Deed from Juris Vasilevskis and wife, Pamela J. Vasilevskis, dated November 12, 2002 and recorded on November 19, 2002, of record in Instrument No. 20021119-0143283, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 09D-687, subject property was divested out of Thomas R. Cooney and vested in Elizabeth Warfield Earthman. By Quitclaim Deed, dated August 10, 2010, recorded August 20, 2010, of record in Instrument No. 20100820-0065821, said Register's Office, Thomas R. Cooney, a single person conveyed subject property to Elizabeth Warfield Earthman, a single woman. Subject property was further conveyed to Elizabeth Warfield Earthman, Trustee, Elizabeth Warfield Earthman Revocable Living Trust Agreement dated April 6, 2011.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Book 2331, page 8, amended in Book 2496, page 82, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Beekman Drive, amended to 90 feet, and a 20 foot easement for public utility purposes along the

rear line of said lot. Easement for the flow of Richland Creek over so much of the premises as may lie therein. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4308, page 600, said Register's Office.

This is improved property, known as 4324 Beekman Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of January, 2025.

Elizabeth Warfield Earthman Revocable Living Trust
Agreement dated April 6, 2011

By: Elizabeth Warfield Earthman Trustee
Elizabeth Warfield Earthman, Trustee

State of Tennessee

County of Davidson

On this 3rd day of January, 2025, before me the undersigned authority, personally appeared Elizabeth Warfield Earthman, Trustee, Elizabeth Warfield Earthman Revocable Living Trust Agreement dated April 6, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H. Taylor
Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Sworn and subscribed before me this 3RD day of January, 2025.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON