Karen Johnson Davidson County
Batch# 1226475 DEEDWARR
01/15/2025 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20250115-0003048

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|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE}<br>COUNTY OF DAVIDSON}<br><br>The actual consideration or value, whichever is greater for this transfer is $1,600,000.00 Affiant<br><br>Subscribed and sworn to before me This 13 day of January 2025.<br><br>Notary Public<br><br>My Commission Expires: |

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

| Address New Owners as: | Tax Bill To: | Map / Parcel |
|---|---|---|
| **Far Horizons Trust U/A/D January 13, 2025<br>5049 Villa Crest Drive<br>Nashville, TN 37220** | New Owners | 145-7-12.00 |

**This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Alissa Michelle Poss, Executor of the Estate of Peggy D. Mathes** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Harry M. Barth, Esq., Trustee of the Far Horizons Trust U/A/D January 13, 2025** (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Villa Estates, of record in Book 3600, Page 66, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 13 fronts 170.01 feet on the westerly side of Villa Crest Drive and extends back 31.05 feet on the northerly line and 302.78 feet on the southerly line to a dead line, measuring 179.27 feet thereon.**

**Being the same property conveyed to Socrates Ioannides, by Warranty Deed from William F. Wernet and Anne C. Wernet, of record in Book 5981, Page 405, in the Register's Office of Davidson County, Tennessee, dated January 29, 1982, and recorded on January 29, 1982.**

**Being the same property conveyed to Hugh C. Howser, Jr., Trustee, by Quitclaim Deed from Socrates Ioannides and also further conveyed from Hugh C. Howser, Jr., Trustee, to Socrates Ioannides and wife, Peggy D. Mathes, of record in Book 6089, Page 119, in the Register's Office of Davidson County, Tennessee, dated June 29, 1983, and recorded on July 06, 1983.**

**Being the same property conveyed to Peggy D. Mathes, by Quitclaim Deed from Socrates A. Ioannides, of record in Instrument No. 20040223-0020114, in the Register's Office of Davidson County, Tennessee, dated February 20, 2004, and recorded on February 23, 2004. See Marital Dissolution Agreement executed in that certain case styled Peggy D. Mathes vs. Michael Socrates A. Ioannides, Case No. 4514DV, Circuit Court of Davidson County, Tennessee. The said Peggy D. Mathes died testate on August 04, 2025. Alissa Alissa Michelle Poss was appointed Executor, and the real property herein conveyed was made part of the probate estate. See Probate Case 24P1642, Davidson County Seventh Court.**

**This is improved real property commonly known as 5049 Villa Crest Drive, Nashville, Tennessee 37220.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property, or other statutory martial rights, if any, of the spouse of any individual insured.
3. Covenants of record in book 3829, page 772, said Register's Office.
4. Subject to all matters of record on Plat Book 3600, page 66, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of January 2025.

Grantors:
**Estate of Peggy D. Mathes**

Alissa Michelle Poss as Executor
**By: Alissa Michelle Poss, as Executor**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Alissa Michelle Poss, Executor for The Estate of Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor for the Estate of Peggy D. Mathes, and as such Executor acknowledged the she is authorized to execute the foregoing instrument on behalf of the Estate of Peggy D. Mathes, the within named bargainor, and that she as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name Alissa Michelle Poss as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of January 2025.

Notary Public

My Commission Expires: 05-08-28

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

**True Copy Certification**

I, **Tonya Cherry,** 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 this the 13 day of January, 2025.

Affiant Signature
Date 1/13/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

