This Instrument Prepared By:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

Prepared by
Record and Return To
Chicago Title Insurance Company, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1231282
01/29/2025 10 16 18 AM
Fees $18 00 Taxes $8,510 00

Davidson County
DEEDWARR
3 pgs

20250129-0006814

GENERAL WARRANTY DEED

Address New Owner as Follows	*Send Tax Bills To*	*Map(s) & Parcel No(s)*
Clinton Foster Cady Page Alden Cady 6231 Bresslyn Road Nashville, Tennessee 37205	Same	115-15-0-023.00

THIS **GENERAL WARRANTY DEED** is made as of the 23rd day of January, 2025, between **C. TUCKER HERNDON, TRUSTEE OF THE MERRITT BEAVER 2020 INVESTMENT SERVICES TRUST**, as grantor and being the "***Grantor***", and **CLINTON FOSTER CADY** and **PAGE ALDEN CADY**, husband and wife, as grantees and being collectively the "***Grantee***"

WITNESSETH

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10 00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee, the real property described as follows

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 6231 Bresslyn Road, Nashville, Tennessee 37205

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead

TO HAVE AND TO HOLD the same unto the Grantee, their heirs and assigns, forever **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, and 2025 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written

GRANTOR:

By _____, Trustee
C Tucker Herndon, Trustee of The Merritt Beaver 2020 Investment Services Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Tucker Herndon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of The Merritt Beaver 2020 Investment Services Trust, the within named bargainor, a Trust created under the laws of the State of Tennessee, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee

WITNESS my hand and official seal at office this 23rd day of January, 2025.

_____
Notary Public

My Commission Expires: 11/3/25

KAREN HILLEBRAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $2,300,000.00

_____, Trustee
Affiant

Subscribed and sworn to before me this 23rd day of January, 2025

_____
Notary Public

My Commission Expires. 11/3/25

KAREN HILLEBRAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 126 on the Plan of West Meade Farms, Inc , Section F, of record in Book 1835, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 126 fronts 132 0 feet on the Southerly side of Bresslyn Road and runs back 337 8 feet on the Easterly lot line and 227 4 feet on the Westerly lot line to a broken line in the rear which measures a total of 149 0 feet thereon

Being the same property conveyed to C Tucker Herndon, Trustee of The Merritt Beaver 2020 Investment Services Trust by Quit Claim Deed from Merritt E. Beaver of record in Instrument No 20211006-0134229, Register's Office for Davidson County, Tennessee, dated October 01, 2021 and recorded on October 06, 2021