THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8225-WE

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1240346 DEEDWARR
02/24/2025 03:52:23 PM 2 pgs
Fees: $13.00 Taxes: $14,337.50
20250224-0013641

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pat Walton Denton, Jr.	NEW OWNER	
204 Heady Drive		130-05-0-113.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William N. Frank, Trustee of the Frank Revocable Living Trust dated October 11, 2023**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Pat Walton Denton, Jr.**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 2 of Block "K" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H and K, of record in Plat Book 1130, Page(s) 71 & 72, 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 204 Heady LLC, a Tennessee limited liability company by Warranty Deed from Catalyst Properties, LLC, a Tennessee limited Liability Company of record in Instrument No. 20200720-0079371, Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 20, 2020.

Being the same property conveyed to William N. Frank and wife, Jennifer M. Frank by Quitclaim Deed from 204 Heady LLC, a Tennessee limited liability company of record in Instrument No. 20220404-0038475, Register's Office for Davidson County, Tennessee, dated April 01, 2022 and recorded on April 04, 2022.

Being the same property conveyed to William N. Frank or Jennifer M. Frank, Trustees of the Frank Revocable Living Trust, dated October 11, 2023 by Warranty Deed from William N. Frank and wife, Jennifer M. Frank, as tenants by the entirety of record in Instrument No. 20231113-0088017, Register's Office for Davidson County, Tennessee, dated October 11, 2023 and recorded on October 13, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved X improved property known as **204 Heady Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this the 21 day of February, 2025.

Frank Revocable Living Trust, dated October 11, 2023

BY: _____
William N. Frank, Trustee

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared William N. Frank, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee of the Frank Revocable Living Trust, dated October 11, 2023, the within named bargainor, and Trust,and that he as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said William N. Frank, as such Trustee.

Witness my hand and official seal this the 21 day of February, 2025.

My Commission expires Nov 8 2027

_____
Notary Public