This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1247639 DEEDWARR
03/14/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250314-0019207

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $630,000.00

Affiant Signature

Subscribed and sworn to before me on this the 7TH Day of MARCH, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Nashville Metro Holdings, LLC
PO Box 680934
Franklin, TN 37068

SEND TAX BILLS TO:
Nashville Metro Holdings, LLC
PO Box 680934
Franklin, TN 37068

MAP AND PARCEL NUMBER: 11501004800

WARRANTY DEED
25NT01184

Effective the 7TH Day of MARCH 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Madison Dye Jr, Successor Trustee of the Betty Waites Walker Living Trust

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nashville Metro Holdings, LLC

Hereinafter called the GRANTEES, their 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. 221 on the Plan of Addition to West Meade Hills, as of record in Book 3600, page 18, Register's Office for said County.

Said Lot No. 221 fronts 170 feet on the westerly side of Plateau Parkway and extends back 302.7 feet on the northerly line and 286.45 feet on the southerly line to a dead line, measuring 74.90 feet thereon.

BEING the same property conveyed to Steve L. Walker and Betty W. Walker from Tranquilino Tacoque and wife, Loyda C. Tacoque, by Warranty Deed dated 09/24/1975 and recorded 09/26/1975, Register's Office of said County. Steve L. Walker died 11/24/2011, leaving Betty W. Walker as surviving tenant by the entirety

Being the same property conveyed to Betty Waites Walker, Trustee of the Betty Waites Walker Living Trust from Betty Waites Walker, by Quitclaim Deed dated 11/16/2012 and recorded 11/29/2012 in Instrument No. 20121129-0109607, Register's Office of said County. Betty Waites Walker died 9/22/2024 her appointment as trustee thereby terminated and by terms of trust agreement of record in document no. 2012004-0091076, naming successor trustee as James Madison Dye, Jr, she is hereby replaced.

This is an improved property commonly known as: 909 Plateau Pkwy, Nashville, TN 37205-1012

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

03/07/2025 01:37 PM CST

Witness our hands this the _____ day of _____, _____

James Madison Dye, Jr. Successor Trustee

James Madison Dye Jr, Successor Trustee, The Betty Waites Walker Living Trust

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **James Madison Dye Jr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Successor Trustee** of **The Betty Waites Walker Living Trust,** and that as such **Successor Trustee**, executed the foregoing instrument for the purpose therein contained.

03/07/2025 01:42 PM CST

Witness my hand, at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr.

Notary Public

My Commission expires: _____/_____/ _____.

EDWARD P. HUNSBERGER SR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-7-2025 (date of document).

Affiant Signature

3.13.2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of March, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26