Karen Johnson Davidson County
Batch# 1248666 DEEDWARR
03/20/2025 02:14:30 PM 5 pgs
Fees: $28.00 Taxes: $26,825.00
20250320-0020744

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: (DW) Title No.: 63955
Dav. Co. File: Box 8

38479

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
1616 Belle Meade, LLC, a Tennessee limited liability company 405 Belle Meade Boulevard Nashville, TN 37205	New Owner 405 Belle Meade Blvd. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11610008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$7,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Alice Mathews Bohannon, Robert C. H. Mathews, III, and Walker Casey Mathews, Executors of the Estate of Alice C. Mathews, and Mary Alice Mathews Bohannon, as Devisee Under the Last Will and Testament of Alice C. Mathews,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **1616 Belle Meade, LLC, a Tennessee limited liability company,** 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 Lots nos. 4 and 6 and the southerly 10 feet of the easterly 325 feet, more or less of lot no. 8 on the Plan of A.M. Bransfords Subdivision of Lots nos. 29, 30, 31, 32, 33, 34 and 35 and 45 in the First Belle Meade Subdivision as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning in the westerly margin of Belle Meade Boulevard at the corner of Lots nos. 2 and 4; thence with the westerly margin of said Boulevard northerly 250 feet; thence westerly parallel with the north line of said lot no. 6, 325 feet, more or less to a point opposite the N.W. corner of said lot no. 6 thence southerly 10 feet to the corner of lots nos. 6 and 7 and continuing the same course within the line of lots nos. 6 and 4 and 7 and 5 on said plan, in all 210 feet to the corner of lots no. 2, 3, 4 and 5, thence with the lines between lots nos. 2 and 4, easterly 330 feet, more or less to the beginning.

Being the same property conveyed to Robert C. H. Mathews, Jr., by Warranty Deed from Douglas H. Joyce, Attorney-in-Fact for Kathryn Craig Henry, dated December 15, 1987 and recorded on December 16, 1987, of record in Book 7427, page 879, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated September 17, 1990, recorded September 19, 1990, of record in Book 8199, page 12, said Register's Office, a tenancy by the entirety was created in Robert C. H. Mathews, Jr. and Alice Casey Mathews. The said Robert C. H. Mathews, Jr. and Alice Casey Mathews have since died with Robert C. H. Mathews, Jr. predeceasing the said Alice Casey Mathews. The Last Will and Testament of Alice C. Mathews of record in Case No. 23P863, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, granted the Executors power of sale and devised subject property to Mary Alice Mathews Bohannon.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, and subsequent years; All Matters Shown on the Plan of record in Book 421, page 139, said Register's Office. Easement to lay and maintain a water pipe of record in Book 635, page 222, said Register's Office.

This is improved property, known as 405 Belle Meade Boulevard, 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 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 14th day of March, 2025.

Estate of Alice C. Mathews

By: Mary Alice Mathews Bohannon
Mary Alice Mathews Bohannon, Co-Executor, and Devisee

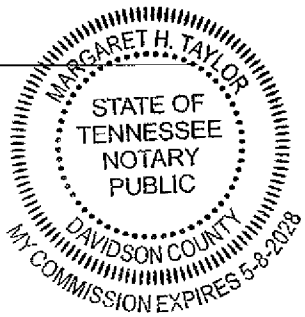
State of Tennessee

County of Davidson

On this 14th day of March, 2025, before me the undersigned authority, personally appeared Mary Alice Mathews Bohannon, as Co-Executor, and Devisee Under the Last Will and Testament of Alice C. Mathews, 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 Public

My Commission Expires: _____



Estate of Alice C. Mathews

By: _____
Robert C. H. Mathews, III, Co-Executor

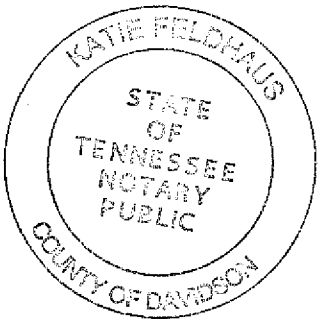
State of Tennessee

County of Davidson

On this 11 day of March, 2025, before me the undersigned authority, personally appeared Robert C. H. Mathews, III as Co-Executor under the Last Will and Testament of Alice C. Mathews, 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.

_____
Notary Public

My Commission Expires: March 9, 2027



Estate of Alice C. Mathews

By: _____
Walker Casey Mathews, Co-Executor

State of Tennessee

County of Davidson

On this 11 day of March, 2025, before me the undersigned authority, personally appeared Walker Casey Mathews, as Co-Executor, under the Last Will and Testament of Alice C. Mathews, 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.

Katie Feldhaus
Notary Public

My Commission Expires: March 9, 2027

KATIE FELDHAUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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: $7,250,000.00.

_____
Affiant

Sworn and subscribed before me this 11 day of March, 2025.

Katie Feldhaus
Notary Public

My Commission Expires: March 9, 2027

KATIE FELDHAUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 11th/14th of March, 2025 (date of document).

Affiant Signature

3-17-2025.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of March 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027