THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8327-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,849,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1248921
03/21/2025 09 50 07 AM
Fees $13 00 Taxes $14,244 63

Davidson County
DEEDWARR
2 pgs

20250321-0021077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
6222 Waxwood Court Community Property Trust u/a/d December 21, 2023	NEW OWNER	
410 Brook Hollow Road		115-15-0-047 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, **410 Brook Hollow, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6222 Waxwood Court Community Property Trust u/a/d December 21, 2023**

HEREINAFTER CALLED THE GRANTEES, 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. 123 on the Plan of West Meade Farms Inc., Section "F" of record in Plat Book 1835, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrew James Downing, Jr., an unmarried man, and Molly Stuart Campbell, an unmarried woman, as tenants in common with the right of survivorship by Warranty Deed from Kyle R. McGavin and Allison R McGavin, husband and wife of record in Instrument No. 20180815-0080963, Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 15, 2018.

Being the same property conveyed to Andrew James Downing, Jr. and Molly Campbell Downing, husband and wife by Quitclaim Deed from Andrew James Downing, Jr. and Molly Stuart Campbell nka Molly Campbell Downing, husband and wife of record in Instrument No. 20210323-0038232, Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 23, 2021.

Being the same property conveyed to 410 Brook Hollow, LLC, a Tennessee Limited Liability Company by Warranty Deed from Andrew James Downing, Jr. and wife, Molly Downing of record in Instrument No. 20230321-0020276, Register's Office for Davidson County, Tennessee, dated March 20, 2023 and recorded on March 21, 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 improved property known as **410 Brook Hollow Road, 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 20 day of MARCH, 2025.

410 Brook Hollow, LLC, a Tennessee limited liability company

BY: _____
William N. Frank, Chief Manager/President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared William N. Frank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager/President of C&H Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Chief Manager/President.

Witness my hand and official seal this the 20 day of March, 2025.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028