Karen Johnson Davidson County
Batch# 1254679 DEEDWARR
04/01/2025 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00
20250401-0024465

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: (DM/MHT) Title No.: 63978
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
White Bridge Trust, dated March 21, 2025 1204 Belle Meade Boulevard Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13013002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$6,000,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George Lazenby and Virginia Lazenby, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **White Bridge Trust, dated March 21, 2025,** 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 Lot No. 9 on the Revised Plan of B. E. Woodard's Warner Park Subdivision of record on Book 1130, page 87. Register's Office for said County. to which [plan reference as hereby made for a more complete description.

Being the same property conveyed to George Lazenby and Virginia Lazenby, husband and wife, by Warranty Deed from Greg A, Betterton, Trustee of the Belle Meade Land Trust U/A/D December 10, 2014, dated March 5, 2024 and recorded March 14, 2024 of record in Inst. No. 20240314-0017793, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 87, said Register's Office, which Plan shows a 100 foot minimum building setback line from Belle Meade Boulevard, and 10 foot easement for public utility purposes along the rear line of said lot; and Water Rights as set out in Book 716, page 298, and Book 716, page 303, said Register's Office.

This is improved property, known as 1204 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 24th day of March, 2025.

George Lazenby **Virginia Lazenby**

State of Tennessee

County of Davidson

On this 24th day of March, 2025, before me the undersigned authority, personally appeared George Lazenby and Virginia Lazenby, 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

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

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: $6,000,000.00.

Affiant

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

Notary

My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 24. 2025.

Affiant Signature

1st day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028