THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350318** Karen Johnson Davidson County Batch# 1254787 DEEDWARR 04/01/2025 12:10:30 PM 3 pgs Fees: $18.00 Taxes: $6,746.84 20250401-0024624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,823,471.05. Affiant Subscribed and sworn to before me, this 28th day of March, 2025. Notary Public My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Schrager, Trustee 1510 Elmwood Avenue Nashville TN 37212	**Julia Musicant** **1510 Elmwood Avenue** **Nashville TN 37212**	Tax Parcel ID No. 104 16 0 382.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Billips and Susan Billips, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan Schrager, Trustee of the Lifetime QTIP Trust for Julia Bruce Musicant**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 71 on the Plan of BELMONT LAND COMPANY'S property called "Belmont Heights", of record in Plat Book 421, Page 34, of the Register's Office for Davidson County, Tennessee. Said part of Lot No. 71 fronts 50 feet on the Northerly side of Elmwood Avenue and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Bryan Billips and Susan Billips, husband and wife, by Quitclaim Deed from Bryan Billips, married, of record in Instrument No. 20190705-0065729, in the Register's Office of Davidson County, Tennessee, dated June 21, 2019 and recorded on July 05, 2019.

Being the same property conveyed to Bryan Billips, a married man, by Warranty Deed from Wayfield Inc. Profit Sharing Plan, of record in Instrument No. 20180917-0091663, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1510 Elmwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2025.

Bryan Billips

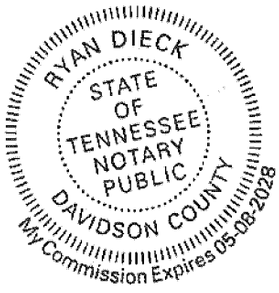
Susan Billips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Billips and Susan Billips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Spencer Gross, 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 28th, 2025**.

Date

Affiant Signature

March 28th, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 05/05/2025
Date

Notary's Seal (if on paper)

