RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No · LBTG-28755-25

Prepared by,
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1257012
04/07/2025 09 53 20 AM
Fees $13 00 Taxes $10,175 00

20250407-0026057

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $2,750,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2025

NOTARY PUBLIC

My commission expires

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER.	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
David H Mayer, as Trustee Of the Lincoln Rose Trust 119 Lasalle Court Nashville, Tennessee 37205	Same address as new owner	130-02-0-029 00

FOR AND IN CONSIDERATION of the sum of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($2,750,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned, **TENNESSEE VALLEY HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID H. MAYER, AS TRUSTEE OF THE LINCOLN ROSE TRUST CREATED ON MARCH 14,2024, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Lots No 20 and 21, and the northerly portion of Lot No 22, in Block 5, on the Plan of The Courts of Belle Meade, of record in Book 547, page 141, Register's Office for said County Said property adjoins and fronts together 63 feet, 9 inches on the easterly margin of LaSalle Court and extends back 145 feet, 10 inches on the northerly line, and 149 feet, more or less, on the southerly line to a dead line in the rear measuring 67 feet, 10-1/2 inches thereon

Being a portion of the same property conveyed to Tennessee Valley Homes, Inc , a Tennessee business corporation, from Belle Meade Real Estate, LLC, a Tennessee limited liability company, by Special Warranty Deed dated November 1, 2023 and recorded November 3, 2023 in Instrument #20231103-0086168, said Register's Office

This conveyance is made subject to all matters as shown on plat of record in Book 547, page 141; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee, and to the zoning and subdivision regulations of the appropriate governmental body

This is improved property known as 119 Lasalle Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate, that it has a good right to convey the same, and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever

WITNESS ITS HAND, this 27th day of March, 2025

GRANTOR

Tennessee Valley Homes, Inc ,
a Tennessee Corporation

BY Lorraine Cash
Lorraine Cash, Authorized Agent
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2025, before me, appeared Lorraine Cash, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is an authorized agent of Tennessee Valley Homes, Inc , a Tennessee corporation, and that said instrument was signed on behalf of said Tennessee Valley Homes, Inc and said Lorraine Cash acknowledged said instrument to be the free act and deed of Tennessee Valley Homes, Inc

WITNESS my hand and seal, this the 27th day of March, 2025

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires _____