WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

DM-BH-25-4310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/27/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1262149 DEEDWARR
04/21/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250421-0029734

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Bear & Stone Trust, dated April 10, 2025	First American Mortgage	
(NAME)	(NAME)	**131-08-0-090.00**
4310 Scenic Drive	1795 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL K. DICK AND SPOUSE, W. W. DICK, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE BEAR & STONE TRUST, DATED APRIL 10, 2025,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 110 feet on the easterly side of Scenic Drive and runs back 220.6 feet on the northerly line and 258 feet on the southerly line, to a dead line measuring 67 feet thereon.

Being the same property conveyed to Carol K. Dick and Spouse, W. W. Dick, III by Warranty Deed from W. Paul Elledge , unmarried of record in Instrument No. 20120503-0037900 Register's Office for Davidson County, Tennessee, dated May 01, 2012 and recorded on May 03, 2012.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1129, Page 558 and Book 1280, Page 618 and Book 1809, Page 533, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4310 Scenic Drive, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14 DAY OF APRIL, 2025.

Carol K. Dick

W. W. Dick, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL K. DICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2025.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. W. DICK, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

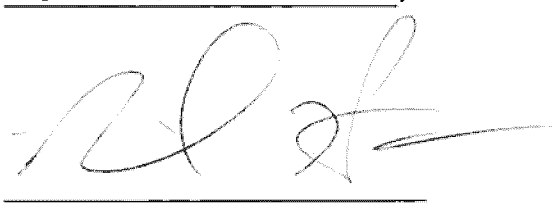
Witness my hand and official seal, this the 14th of April, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 **April 14, 2025**.



Affiant Signature

4/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **April**, 20 **25**



Notary's Signature

My Commission Expires: 3/9/27

Date

