Karen Johnson Davidson County
Batch# 1265525 DEEDWARR
04/29/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $25,345.00
20250429-0032745

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250007**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,850,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2025. Notary Public My Commission Expires: 3/10/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Blaine H. Smith, Trustee 1314 Page Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-13-0-056.00

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, **Antonia M. Carter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blaine H. Smith, as Trustee of the 1314 Page Road Trust Nominee Trust Agreement dated April 18, 2025**, ("Grantee"), his 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 Lot No. 2 on the Plan of Resubdivision of Lots Nos. 1,2,3, and 4 Warner Park Subdivision, as of record in Plat Book 7900, page 471, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey B. Carter and wife, Antonia M. Carter by deed dated July 19, 1995 from Debra French Bloom, unmarried of record in Book 9739, Page 677 as re-recorded in Book 9762, Page 48, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 2, 2000 of record in Instrument No. 20001010-0100383, Register's Office for Davidson County, Tennessee, Jeffrey B. Carter conveyed his interest in subject property to Antonia M. Carter.

Jeffrey Bradbury Carter joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 130-13-0-056.00.

Matters shown on the Plan of record in Plat Book 7900, page 471, said Register's Office.

This is improved property located at 1314 Page Road Nashville TN 37205

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 April, 2025.

Antonia M. Carter

Jeffrey Bradbury Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Antonia M. Carter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Bradbury Carter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/24/25 (date of document).

Affiant Signature

4/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

