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

Karen Johnson Davidson County
Batch # 1267458 DEEDWARR
05/01/2025 02:48:01 PM 3 pgs
Fees $18.00 Taxes $3,182.00
20250501-0033861

Ivey Title, LLC Ref: (DL) Title No.: 64052
Dav. Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wendi Lowery Dalby 2009 Trust, Diversified Trust Company, Inc., Co-Trustee 981 Davidson Drive Nashville, TN 37205	Diversified Trust Company, Inc, Co-Trustee 3102 West End Avenue, Suite 600 Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 11502002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$860,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dina M. Stroud and James D. Stroud**, both unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendi Lowery Dalby 2009 Trust, Diversified Trust Company, Inc. , Co-Trustee**, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of H.L Crowder Lands, described according to a survey of Z J. Wilkinson, Surveyor, February 1960, as follows:

Beginning on the Westerly margin of Davidson Drive at the Southeast corner of the property conveyed to Leonard J. Lucito and wife, by deed from H L. Crowder, of record in Book 3098, page 617, Register's Office for said County, thence with said Lucito's Southern boundary line, Westerly 178.4 feet to the center of a creek, thence with the center of the same South 4 degrees West 38.8 feet, and continuing with the same, South 17 degrees 38 minutes East 86 feet, thence Easterly 151 feet to the Westerly margin of Davidson Drive, thence with the same, North 1 degree 40 minutes East 120 feet to the beginning

Being the same property conveyed to Dina M. Stroud and James D Stroud, wife and husband, by Warranty Deed from LRW Holdings, LLC, a Delaware Limited Liability Company, dated April 26, 2019 and recorded April 29, 2019, of record in Inst. No. 20190429-0039456, Register's Office for Davidson County, Tennessee The said Dina M Stroud and James D Stroud have since divorced by Final Decree of Divorce, Case No. 24D1113, in the Fourth Circuit Court for Davidson County, Tennessee

Description Reference The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to. Taxes for 2025, and subsequent years, Easement for the flow of a creek over so much of the premises as may lie therein.

This is improved property, known as 981 Davidson Drive, 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 on the dates set forth in each notary acknowledgement

Dina M. Stroud

James D. Stroud

State of Tennessee

County of Davidson

On this 30th day of April, 2025, before me the undersigned authority, personally appeared **Dina M. Stroud**, 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.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

On this 30th day of April, 2025, before me the undersigned authority, personally appeared **James D. Stroud**, 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

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

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: $860,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2025

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027