Karen Johnson Davidson County
Batch# 1269182 DEEDWARR
05/06/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250506-0035198

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Tripp, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bill Tannenbaum, Trustee of The Tommy's Burgers Trust dated March 25, 2025**, 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 Davidson County, Tennessee, being Lot No. 2 on the Plan of Fox Hollow Farms of record in Plat at Instrument No. 20041005-0119534, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Tripp, an unmarried man by Warranty Deed from Michael Wells and Anna Wells, husband and wife of record in Instrument No. 20200826-0096725 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3 Fox Vale Lane, Nashville, TN 37221.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Tommy's Burgers Trust Bill Tannebaum, Trustee 1880 Century Park East, Suite 1600 Los Angeles, CA 90067	PNC BANK N.A. 3232 NEWMARK DR, BL067 MIAMISBURG, OH 45342	178-00-0-071.00

WITNESS THE EXECUTION HEREOF this 29th day of April, 2025.

Scott Tripp

State of Tennessee)
County of Davidson)

On this 29th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott Tripp ~~and~~ , the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,350,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of April, 2025.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29, 2025.

Affiant Signature

6th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028