WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269919 DEEDWARR
05/07/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $11,377.50
20250507-0035809

File #25-PA-2419-O

(SEAL)
ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,075,000.00.

Caitlin Grigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Survivor's Trust Created Under the Benjamin and Heidi Feigin Family Trust	**New Owner**	
(NAME)	(NAME)	**118 05 0 229.00**
2419 Craig Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (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,

915 KIRKWOOD GP, A TENNESSEE PARTNERSHIP,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE SURVIVOR'S TRUST CREATED UNDER THE BENJAMIN AND HEIDI FEIGIN FAMILY TRUST DATED JULY 12, 2012,

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. 5 on the RESUBDIVISION OF LOT 1 DOYLE SUBDIVISION of record in Plat at Instrument No. 20221028-0116568, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 915 Kirkwood, GP, a Tennessee General Partnership, by Warranty Deed from Courtney Gasper and Christine Gasper, husband and wife, of record in Instrument No. 20230411-0026630, in the Register's Office of Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023.

Being part of the same property conveyed to Courtney Gasper and Christine Gasper, husband and wife, by Warranty Deed from Theresa Doyle AKA Theresa Worthington Doyle, a married woman, of record in Instrument No. 20211005-0133864, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 05, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF: LOT 1 DOYLE SUBDIVISION, as recorded in Plat Instrument No. 20221028-0116568 and Revising the Plat Instrument No. 20220512-0055048 and Plat Book 9700, Page 81.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, BATTLEFIELD ESTATES , as recorded in Plat Book 843, Page(s) 96.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20241105-0085784.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2419 Craig Avenue, Nashville, TN 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 5th day of May, 2025.

915 Kirkwood GP, a Tennessee Partnership

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of May, 2025, before me personally appeared Loy Carney, Authorized Agent of 915 Kirkwood GP, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

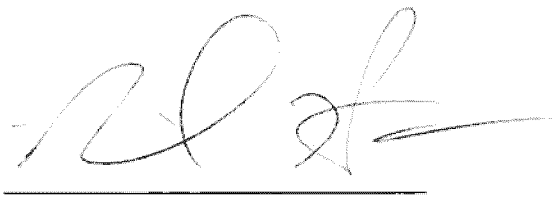
Witness my hand at office, this 5 day of May, 2025.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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 **May 5, 2025**.



Affiant Signature

5/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5** day of **May**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

