THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350412**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, is $1,840,050.00 Affiant sworn to before me, this 14th day of Notary Public My Commission Expires: 10/4/27

Karen Johnson
Batch # 1273587
05/15/2025 12 17 30 PM
Fees $13 00 Taxes $6,808 19
20250515-0038347

Davidson County - DEEDWARR 2 pgs

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colin P. Applewhite and Kelly M Applewhite 304 Page Road Nashville TN 37205	New Owner	Tax Parcel ID No 130-09-0-104.00

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, **Katherine Pritchett Tudor-Thomas, Trustee of The Leecot Trust, u/a/d February 12, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin P. Applewhite and Kelly M. Applewhite, husband and wife**, ("Grantees"), their 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(s) 21, Block 4, as shown on the map entitled The Highlands of BelleMeade, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHERINE PRITCHETT TUDOR-THOMAS, TRUSTEE OF THE LEECOT TRUST, U/A/D FEBRUARY 12, 2021, by deed from JONATHAN HEARD AND KATHERINE COE HEARD, HUSBAND AND WIFE, of record in Instrument No. 20210225-0023864, dated February 24, 2021, said Register's Office.

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 130-09-0-104.00.

Matters shown on the Plan of record in Plat Book 657, page 180, said Register's Office.

This is improved property located at 304 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 14th day of May, 2025

The Leecot Trust, u/a/d February 12, 2021

By. Katherine Pritchett Tudor-Thomas, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Pritchett Tudor-Thomas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Leecot Trust, u/a/d February 12, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 14th day of May, 2025

Notary Public

My Commission Expires: _____

