Karen Johnson Davidson County
Batch# 1279358 DEEDWARR
05/29/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $29,600.00
20250529-0042227

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551059** GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $8,000,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2025. Notary Public My Commission Expires: 3/8/28

WARRANTY DEED

Address New Owner: 1103 Belle Meade Blvd Trust 1103 Belle Meade Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 09 0 168.00

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, **Julie M. Boos, Trustee of The BMB Land Trust, dated June 13, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1103 Belle Meade Blvd Trust U/A dated May 27 2025**, ("Grantees"), its 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 the southerly one-half of Lot No. 4 of Block No. 2 and the Southerly one-half of the Easterly one-half of Lot No. 5 of Block No. 2 on the Plan of the HIGHLANDS OF BELLE MEADE of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lots Nos. 4 and 5 front 125 feet on the Westerly side of Belle Meade Boulevard and extend back between lines measuring 300 feet each to a line in the rear measuring 127 1/2 feet, more or less thereon.

Together with a waterline easement 3 feet wide along the Westerly boundary of the North one-half of the Easterly one-half of Lot No. 5.

Being the same property conveyed to Julie M. Boss Trustee of the BMB Land Trust dated June 13, 2019, by Warranty Deed from Alexee Allen Saunders, Trustee of The Alexee Allen Saunders Trust under agreement dated 04/06/2012, of record in Instrument No. 20190625-0061307, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019 and recorded on June 25, 2019.

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.

County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2025 and thereafter, for tax parcel identification number 130 09 0 168.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLANDS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 180.

Easement for Waterline, recorded in Book 936, Page 479.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1103 Belle Meade Blvd 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 29th day of May, 2025.

The BMB Land Trust, dated June 13, 2019

By: Julie M Boos Trustee
Julie M. Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie M. Boos, 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 BMB Land Trust, dated June 13, 2019 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 29th day of May, 2025.

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

Notary Public

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 5/29/25 (date of document).

Affiant Signature

5/29/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027