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THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch # 1281684 DEEDWARR 06/05/2025 11 10 15 AM 2 pgs Fees $13 00 Taxes $15,540 00 20250605-0044243	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00 Affiant Subscribed and sworn to before me, this 3rd day of June, 2025. Notary Public My Commission Expires: 7/6/24 LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: The Noelle Elizabeth Barrett 2012 Irrevocable Trust 4418 Wayland Drive Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 130 11 0 102.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN T. PROCTOR AND MICHELLE W. PROCTOR, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NOELLE ELIZABETH BARRETT AND ELIZABETH SCOTT BARRETT, CO-TRUSTEES OF THE NOELLE ELIZABETH BARRETT 2012 IRREVOCABLE TRUST DATED DECEMBER 21, 2012** ("Grantee"), Grantee's 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 No. 1 on the Plan of Hycrest Acres II, as of record in Plat Book 2083, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen T. Proctor and Michelle W. Proctor, husband and wife by Deed dated June 14, 2019 from Lone Oak Properties, LLC, a Tennessee Limited Liability Company, recorded July 2, 2019, in Instrument Number 201907020064741, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4418 Wayland Drive, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 2nd day of June, 2025.

STEPHEN T. PROCTOR

MICHELLE W. PROCTOR

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEPHEN T. PROCTOR AND MICHELLE W. PROCTOR,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of June, 2025.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____