Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250550957

Karen Johnson Davidson County
Batch # 1290400 **DEEDWARR**
06/26/2025 09 52 06 AM 2 pgs
Fees $13 00 Taxes $21,275 00

20250626-0050298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,750,000 00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025

Notary Public
My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information.
McMillan Marriage Trust 1201 Canterbury Drive Nashville TN 37205	New Owner	Tax Parcel ID No 130 09 0 158.00

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, **Shannon Mabrey, Trustee of the Tulip Tree Trust Under Agreement dated March 27, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **McMillan Marriage Trust, dated July 26, 2022** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land lying in the Davidson County, Tennessee, more particularly described as follows. Being the Southerly 100 feet front and 80 feet rear of Lot No 1 of Block No. 3 on the Plan of THE HIGHLANDS OF BELLE MEADE NO 1, as of record in Plat Book 547, Page 180, Register's Office for said County.

Said part of Lot No. 1 fronts 100 feet on the Westerly side of Canterbury Drive and runs back 270 feet, more or less, on the Northerly line and 262 feet 6 inches on the Southerly line to the Easterly line of Lot No. 6, measuring 80 feet thereon.

Being the same property conveyed to Shannon Mabrey, Trustee of The Tulip Tree Trust Under Agreement dated March 27, 2023, by Warranty Deed from Jefferson Cooper Orr and Lori S. Orr, husband and wife, of record in Instrument No 20230419-0028854, in the Register's Office of Davidson County, Tennessee, dated April 13, 2023, and recorded on April 19, 2023.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLANDS OF BELLE MEADE NO. 1, as recorded in Plat Book 547, Page(s) 180 . Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 722, Page 547

Easement for Water Rights, recorded in Book 722, Page 547.

Easement for Water Mains, recorded in Book 1255, Page 580

Easement for Sanitary Sewer, recorded in Book 5799, Page 551

Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20230410-0026002.

This is improved property located at 1201 Canterbury Drive 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 24th day of June, 2025

Tulip Tree Trust Under Agreement dated March 27, 2023

BY. Shannon Mabrey, Trustee
Shannon Mabrey, Trustee

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon Mabrey, 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 for The Tulip Tree Trust Under Agreement dated March 27, 2023, 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 24th day of June, 2025

Notary Public
My Commission Expires 6-14-2028

JACOB ALEXANDER
Notary Public - California
Los Angeles County
Commission # 2490453
My Comm. Expires Jun 14, 2028