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. 250651363

Karen Johnson Davidson County
Batch # 1296821 DEEDWARR
07/11/2025 11:07:23 AM 2 pgs
Fees: $13.00 Taxes: $13,486.50
20250711-0054710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,645,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 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:
John W. Brock, III MD and Lisa Trusler Brock 4517 Alcott Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 130 16 0 006.00

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, **James Payden Sewell and Caroline P. Sewell, as Trustees of the JPS Trust, dated November 9, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. Brock, III MD and Lisa Trusler Brock, husband and wife**, ("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 Lot No. 3 on the Plan of ECHO HILLS, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Payden Sewell and Caroline P. Sewell as Trustees of the JPS Trust dated November 09, 2023, by Warranty Deed from CHF Dynasty Trust, dated June 23, 2011, of record in Instrument No. 20240510-0034512, in the Register's Office of Davidson County, Tennessee, dated May 07, 2024 and recorded on May 10, 2024.

Being the same property conveyed to Amelia Hillenbrand Wilson and Richard H. Wilson, Jr., Co-Trustees of the CHF Dynasty Trust, dated June 23, 2011, by Warranty Deed from Adam Wilson and Julie Wilson, husband and wife, of record in Instrument No. 20210915-0123764, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021.

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.

Taxes and assessments for the year 2025 and subsequent years, 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 ECHO HILLS, as recorded in Plat Book 1835, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1727, Page 141 and Book 2013, Page 471.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6180, Page 954.

This is improved property located at 4517 Alcott Drive Nashville TN 37215

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 9th day of July, 2025.

JPS Trust, dated November 9, 2023

By: _____ Trustee
James Payden Sewell, Trustee

By: _____, Trustee
Caroline P. Sewell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Payden Sewell and Caroline P. Sewell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the JPS Trust, dated November 9, 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 9th day of July, 2025.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026