WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297006 DEEDWARR
07/14/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $17,945.00
20250714-0054998

G-BR-25-6115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
War Eagle Trust dated April 18, 2023	**Same as New Owner**	
(NAME) **6115 Hillsboro Pike**	(NAME)	**144-00-0-014.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS KING, TRUSTEE OF THE 6115 HILLSBORO PIKE TRUST, DATED JULY 2, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WAR EAGLE TRUST DATED APRIL 18, 2023,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 500 feet of Lot 8 and the Easterly 500 feet of the North 50 feet of Lot 7 on the Plan of Bransford Realty Company's Forest Hills Subdivision, as of record in Plat Book 547, Page 140, Register's Office for Davidson County, Tennessee, and being a tract of land marked "L. B. Cash" as shown on the plan of Highland Court Subdivision, as of record in Plat Book 2330, page 82, said Register's Office, described as follows:

Beginning on the Northwesterly margin of Hillsboro Pike at the corner of Lots numbered 8 and 9 of the said plan; thence with the line between the two lots Northwesterly 500 feet to a concrete monument at the Northeast corner of Lot number 1 on the Plan of Highland Court, of record in Plat Book 2330, Page 82, said Register's Office; thence with the Southeastwardly line of said Lot number 1, South 40 degrees West 250.5 feet to a concrete monument in the Northeasterly margin of Timberwood Place; thence with the same, South 50 degrees East 500 feet to the Northwesterly margin of Hillsboro Pike; thence with the same Northeastwardly 250 feet to the beginning.

Being the same property conveyed to Chris King, Trustee of the 6115 Hillsboro Pike Trust, dated July 09, 2018 by Warranty Deed from Michael A. Marks and wife, Leigh Ann Marks of record in Instrument No. 20180711-0067152, Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 11, 2018.

The date of the trust in the above referenced deed was erroneously identified as July 9, 2018. The correct dated should ready July 2, 2018.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 140, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 82, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8259, Page 180, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6115 Hillsboro Pike, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th DAY OF JULY, 2025.

6115 Hillsboro Pike Trust, dated July 2, 2018

BY: Chris King, Trustee

Chris King
Trustee

STATE OF New York
COUNTY OF Clinton

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Chris King, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the 6115 Hillsboro PikeTrust dated July 2, 2018, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal, this the 11th of July, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D. Hardwick, 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 **July 11, 2025**.

Date

D. Hardwick

Affiant Signature

July 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

