WARRANTY DEED

Karen Johnson
Batch # 1298423
07/17/2025 11 05 15 AM
Fees $13 00 Taxes $15,725 00

Davidson County
DEEDWARR
2 pgs

20250717-0056465

STATE OF TN
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 08/21/2027
(AFFIX SEAL)

BRITTANY SPENCER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
08/21/2027
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Peter Starrett and Cam Starrett, Trustees of the Starrett Trust, dated April 11, 1999, amended and restated April 30, 2018		
(NAME)	(NAME)	104-09-0A-002 00-CO
PO Box 7775 PMB 29296	PO Box 7775 PMB 29296	
(ADDRESS)	(ADDRESS)	
San Francisco, CA 94210	San Francisco, CA 94120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary C. Spalding, Trustee of the Mary C. Spalding Revocable Trust and Mary C. Spalding, Trustee of the Michael J. Spalding Marital Trust, created under the Michael J. Spalding Revocable Trust, a 50% undivided interest each**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Starrett and Cam Starrett, Trustees of the Starrett Trust, dated April 11, 1999, amended and restated April 30, 2018,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

That certain real property in Davidson County, Tennessee, more particularly described as follows

Being Unit No 2 of Whitehall, a condominium or horizontal property regime established by Master Deed of record in Book 5576, Page 424, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Plat Book 5200, Page 241, said Register's Office

Being the same property conveyed to Michael Spalding and Mary Spalding, husband and wife by Warranty Deed from Virginia Harper Griffin, unmarried of record in Instrument No 20210603-0074720, Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 03, 2021.

Being the same property conveyed to Michael J Spalding and Mary C Spalding, Co-Trustees of the MMS Community Property Trust by Quitclaim Deed from Michael Spalding and Mary Spalding of record in Instrument No 20241030-0083519, Register's Office for Davidson County, Tennessee, dated October 23, 2024 and recorded on October 30, 2024

Being the same property conveyed to Mary C. Spalding, Trustee of the Mary C Spalding Revocable Trust and Mary C Spalding, Trustee of the Michael J Spalding Marital Trust Created under the Michael J Spalding Revocable Trust (a 50% undivided interest each) by Quitclaim Deed from Mary C. Spalding, Trustee of the MMS Community Property Trust of record in Instrument No 20250214-0011506, Register's Office for Davidson County, Tennessee, dated February 10, 2025 and recorded on February 14, 2025

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record

unimproved
This is improved x property, known as 3701 West End Ave Unit 2 Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 hand this 15th day of July, 2025

Mary C Spalding, Trustee of the Mary C Spalding Revocable Trust

By: Mary C Spalding, Trustee

Mary C. Spalding, Trustee of the Michael J Spalding Marital Trust, created under the Michael J Spalding Revocable Trust

By. Mary C. Spalding, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary C Spalding, Trustee of the Mary C Spalding Revocable Trust, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 15th day of July, 2025

Notary Public

My Commission Expires 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary C Spalding, Trustee of the Michael J Spalding Marital Trust, created under the Michael J Spalding Revocable Trust, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 15th day of July, 2025

Notary Public

My Commission Expires 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON