THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1300171 DEEDWARR
07/21/2025 01:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250721-0057342

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vii), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

JOE H. BANDY, III, as Trustee, Affiant

Subscribed and sworn to before me,
this 21st day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Joe H. Bandy, III, as Trustee of the Joe H. Bandy, III Exempt Dynasty Trust 103 Haverford Drive Nashville, TN 37205	Joe H. Bandy, III, as Trustee of the Joe H. Bandy, III Exempt Dynasty Trust 103 Haverford Drive Nashville, TN 37205	117 15 0 034.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **JOE H. BANDY, III, as sole Trustee of the JOE H. BANDY, JR. REVOCABLE TRUST u/a dated November 8, 2022** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey, unto **JOE H. BANDY, III, as Trustee of the JOE H. BANDY, III EXEMPT DYNASTY TRUST created under the JOE H. BANDY, JR. REVOCABLE TRUST under agreement dated November 8, 2022**, its successors and assigns (the "Grantee"), a fee simple interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point lying on the easterly margin of Hillsboro Pike, said point further described as being the southwest corner of the Joe H. Bandy, Jr. and wife, Betty S. Bandy, property as of record in Book 4983, Page 266, Register's Office of Davidson County, Tennessee and the northwest corner of Hillsboro High School as of record in Book 1910, Page 61, and Book 4749, Page 925, R.O.D.C. thence leaving the said easterly margin of Hillsboro Pike and running with the southerly line of the said Joe H. Bandy, Jr., et ux, property south 88 degrees 10 minutes 16 seconds east a distance of 125.09 feet to the southeast corner of the said Joe H. Bandy, Jr., et ux, property; thence leaving the said southerly line of Joe H. Bandy, Jr., et ux, property south 25 degrees 38 minutes 10 seconds west a distance of 23.67 feet to a point lying on the northerly line of the said Hillsboro High School; thence running with the said northerly line of Hillsboro High School north 77 degrees 33 minutes 25 seconds west a distance of 117.55 feet to the point beginning, containing 0.03, more or less, acres. Being a 0.03, more or less, acre tract of land lying in the 1st Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed to Valentine Properties, Inc. from the Metropolitan Government of Nashville and Davidson County, in Book 5056, Page 581, R.O.D.C.

Being the same property conveyed to Joe H. Bandy, Jr. and Joe H. Bandy, III, as Co-Trustees of the Joe H. Bandy, Jr. Revocable Trust under agreement dated November 8, 2022, from Joe H. Bandy, Jr. by Warranty Deed dated November 8, 2022, recorded as Instrument Number 20221108-0119991, Register's Office for Davidson County, Tennessee. Joe Bandy, Jr. died on January 24, 2025, leaving Joe H. Bandy, III as sole Trustee of the Joe H. Bandy, Jr. Revocable Trust under agreement dated November 8, 2022.

This is improved property commonly known as 3800 Hillsboro Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself and his successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the subject property.

[Signature on the following page.]

WITNESS my hand this 21st day of July, 2025.

JOE H. BANDY, III, as sole Trustee of the Joe H. Bandy, Jr. Revocable Trust under agreement dated November 8, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE H. BANDY, III, as sole Trustee of the Joe H. Bandy, Jr. Revocable Trust under agreement dated November 8, 2022**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 21st day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 21, 2025.

7/21/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 21st day of July, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

