Karen Johnson Davidson County
Batch# 1310954 DEEDWARR
08/15/2025 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $3,204.20
20250815-0065167

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64146
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Ferriss Jr. Pamela Ferriss 4400 Belmont Park Terrace #216 Nashville, TN 37215	**FirstBank** **722 Columbia Ave** **Franklin, TN 37064**

TAX MAP PARCEL NUMBERS: 131030C21600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$866,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary K. Nichols, Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Ferriss Jr. and Pamela Ferriss, Husband and Wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site 216 on the Plan of Arden Place, Section Eight, of record in Book 5210, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary K. Nichols, married, by Warranty Deed from Mancil Charles Ezell, and wife, Suzanne D. Ezell, dated May 28, 1998, and recorded on June 3, 1998, of record in Book 10959, page 6, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 17, 2025, recorded on March 19, 2025, of record in Instrument No. 20250319-0019647, said Register's Office, subject property was conveyed to Mary K. Nichols, Trustee of the Mary K. Nichols Revocable Trust, dated March 17, 2025.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 7, said Register's Office, which Plan shows minimum building set back lines and easements, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 5231, page 375, Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296, Instrument 20211229-0171164, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Arden Place Homeowners Association, Inc. of record in Book 4749, page 634, said Register's Office; Said property is subject to first right of refusal; and Declaration of Boundary Line of record in Book 8813, page 398, said Register's Office.

This instrument is executed on behalf of Mary K. Nichols, Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025, by Hunter R. Mobley, Vice-President of Equitable Trust Company, a Tennessee corporation, and Limited Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025, pursuant to a Delegation of Limited Powers executed by Mary K. Nichols, Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025, on the 27th day of June, 2025, of record in Inst. No. __202508150065166_____, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4400 Belmont Park Terrace, # 216, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2025.

Mary K. Nichols Revocable Trust dated March 17, 2025, Mary K. Nichols, Trustee

By: Equitable Trust Company, a Tennessee corporation, and Limited Trustee

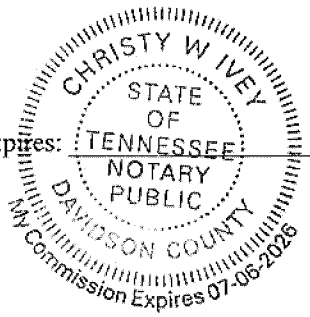
By: Hunter R. Mobley

Hunter R. Mobley, Vice President

State of Tennessee
County of Davidson

On this 4th day of August, 2025, before me the undersigned authority, personally appeared **Hunter R. Mobley** to me known (or proved to me on the basis of satisfactory evidence), and upon oath acknowledged himself to be the Vice President of Equitable Trust Company, a Tennessee corporation, and Limited Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025, and that as such Vice President, being authorized to do so, executed the foregoing instrument on behalf of Mary K. Nichols, Trustee of the Mary K. Nichols Revocable Trust dated March 17, 2025 for the purposes therein contained by signing the name of said corporation.

Notary



My Commission Expires: _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $866,000.00.

Affiant

Sworn and subscribed before me this 4th day of August, 2025.

Notary

My Commission Expires: _____



Certificate of Authenticity

I, Spencer Gross, 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 **August 4th, 2025**.

Affiant Signature

August 4th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
14th day of **August**, 20**25**.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY