Box 14
2025-345-SH

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1316823 DEEDWARR
09/02/2025 09 12 32 AM 4 pgs
Fees $23 00 Taxes $1,202 50
20250902-0069723

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 27th day of August, 2025.

Notary Public
My commission expires: 11/19/28

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NOS.
Madeline DeCuyper, Trustee 3710 Westbrook Avenue Nashville, TN 37205	New Owner	09112015500

WARRANTY DEED

For and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HOWARD JOHNSON WAYT, JR. and HAMPTON CHARLES WAYT**, hereinafter collectively called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MADELINE DECUYPER, TRUSTEE OF THE F.A. DECUYPER LIVING TRUST U/A/D DECEMBER 16, 1996**, hereinafter called the Grantee, her successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

ALL rights, interests, easements, and other indicia of ownership or encumbrance in that certain land in Davidson County, Tennessee, described as Lot Nos. 518 and 520 of Block 69 on the Map of Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. Without limiting the above description, this conveyance expressly includes, without limitation, the "Sign Easement", the "Access Easement", and the "Base Easement" which were retained and reserved in a deed from Howard Johnson Wayt, Jr. and Hampton Charles Wayt to F.A. Decuyper dated June 10, 2004 and recorded as Instrument No. 20040614-0069666, said Register's Office.

Being a portion of the same property conveyed to Howard Wayt and wife, Elizabeth Wayt by Deed from Charles K. Gardner and wife, Lois H. Gardner, of record in Book 6638, Page 878, Register's Office for Davidson County, Tennessee. As recited in an Affidavit of Heirship recorded as Instrument No. 20020419-0048830, Register's Office for Davidson County, Tennessee, the said Howard Wayt and Elizabeth Wayt died simultaneously on May 30, 1998, leaving Howard Johnson Wayt, Jr. and Hampton Charles Wayt as their sole heirs at law.

By deed dated June 10, 2004 and recorded as Instrument No. 20040614-0069666, said Register's Office, Howard Johnson Wayt, Jr. and Hampton Charles Wayt previously conveyed the underlying fee title to the said Lots 518 and 520 to F.A. DeCuyper. The said F.A. DeCuyper died October 24, 2019 leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) in Case No. 19P-666. Pursuant to said Will, the underlying fee title estate was devised to Madeline DeCuyper, Trustee of the F. A. DeCuyper Living Trust U/A/D December 16, 1996. A Quitclaim Deed confirming such devise is being recorded in the Register's Office for Davidson County, Tennessee contemporaneously with this deed.

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, her successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 27th day of August, 2025.

Howard Johnson Wayt, Jr.

Hampton Charles Wayt

Hampton Charles Wayt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard Johnson Wayt, Jr, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Murfreesboro, Tennessee, this 27th day of August, 2025.

Notarized online using audio-video communication

NOTARY PUBLIC
My Commission Expires 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16 2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hampton Charles Wayt, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Murfreesboro, Tennessee, this 27th day of August, 2025.

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

NOTARY PUBLIC
My Commission Expires: 05/16/2027

I, Sherri D Hollars, 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 this 29th day of August, 2025.

Date August 29, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29th day of August, 2025

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 5/8/29