Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

20251288R

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $3,050,000 00

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2025

Notary Public

My commission expires. _____

Karen Johnson
Batch # 1318903
09/05/2025 10 11 12 AM
Fees $13 00 Taxes $11,285 00

Davidson County
DEEDWARR
2 pgs

20250905-0071003

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To.	Information for Reference Purposes.
Kate Rosenthal, Trustee of The 801 South Wilson Trust dated September 2, 2025		**116-04-0-172.00**
801 Wilson Boulevard	NEW OWNER	
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Family Trust LLC as Executor of the Estate of James Stephen Turner

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kate Rosenthal, Trustee of The 801 South Wilson Trust dated September 2, 2025

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT

Situated in Davidson County, Tennessee, described as follows

Tract 1.

Being the northerly 75 feet of Lot No 2, Block "I", as shown on the plan "Map of W M Cantrell's Subdivision" of record in Book 332, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Said part of said Lot No 2 fronts 75 feet on the westerly side of Wilson Boulevard and runs back between parallel lines 252 feet to an alley

Tract 2

Being the south 25 feet of Lot No 2 and the north 12 ½ feet of Lot No 3, Block "I", as shown on the plan "Map of W M Cantrell's Subdivision" of record in Book 332, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Said part of said lot fronts 37 ½ feet on the west side of Bosley Avenue and runs back between parallel lines, 250 feet more or less to an alley

Being the same property conveyed to James Stephen Turner and wife, Judith Payne Turner by Warranty Deed from Laura A Turner of record in Instrument No. 20181206-0119234, Register's Office for Davidson County, Tennessee, dated December 5, 2018 and recorded on December 6, 2018

The said Judith Payne Turner died on June 8, 2023, vesting James Stephen Turner as surviving tenant

The said James Stephen Turner died on February 11, 2025, and his Will was probated in the Circuit Court for Davidson County at Docket No 25P566

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee

This is improved (_X_) unimproved (____) property known as 801 Wilson Boulevard, 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(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 HANDS EFFECTIVE AS OF 3rd day of September, 2025

Estate of James Stephen Turner
By The Family Private Trust, LLC, Executor

By _____
Timothy P. Vacek, Vice President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ESTATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Timothy P Vacek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Vice President of The Family Private Trust, LLC, Executor of the Estate of James Stephen Turner, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor

Witness my hand, at office, this the 3rd day of September, 2025.

My Commission Expires 7/25/29 _____
Notary Public

