STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1326285 DEEDWARR
09/24/2025 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20250924-0076220

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-24243

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Craig Hutchison and Tina Hutchison (NAME)	New Owner (NAME)	158-00-0-072
6930 Flat Creek Rd (STREET ADDRESS)	" (STREET ADDRESS)	
College Grove, TN 37046 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **E. Douglas Grindstaff, II, Trustee of The Whitewater Revocable Trust dated September 30, 2021, and E. Douglas Grindstaff, II, Trustee of The Ampeli Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Hutchison and Tina Hutchison, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract I.
A tract of land in the 7th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Turner Engineering Company, Inc., dated May 28, 1970, as follows: Beginning at a concrete monument located the southeast terminus of Andover Drive, and the northeast corner of Lot No. 524 of the recorded Plan of Hillsboro Park, Section II, Book 2900, Page 74, Register's Office for said County, and proceeding as follows: South 74 degrees, 33' East, a distance of 99.96 feet to a hub; thence with a 2324.0 foot radius curve to the right, a distance of 140.61 feet to an iron pin; thence South 3 degrees, 32' West, a distance of 332.2 feet to an iron pin; thence North 74 degrees, 12' West, a distance of 291.5 feet to an iron pin in the East property line North 12 degrees 27' East a distance of 329.0 feet to the point of beginning, and containing 2.0 acres, more or less.

Tract II.
Land in the 7th Civil District of Davidson County, Tennessee, described in part according to a survey made by Turner Engineering Company, Inc., dated August 10, 1970, as follows:

Beginning at a concrete monument located at the southeast corner of the southeasterly terminus of Andover Drive as shown on the Plan of Hillsboro Park, Section II, of record in Book 2900, page 74, Register's Office of said County, said concrete monument also being located at the most easterly front corner of Lot No. 524 of said subdivision, said concrete monument also being located at the northwest corner of the property conveyed to Edward D. Null and wife, by deed from Sidney S. McAlister and wife, as of record in Book 4421, page 451, in said Register's Office; thence with said Null's northeasterly line, South 74 degrees 33' East 99.6 feet and along a slight curve to the right, having a radius of 2324.0 feet southeastwardly 140.61 feet to the said Null's northeast corner; thence North 3 degrees 32' 30" East 31.10 feet to the southeast corner of 0.17 acres, more or less, tract of land which is being or has been conveyed to George Q. Langstaff, Jr. and wife, by deed from Estes-Taylor Company, a Tennessee corporation; thence with said Langstaff's southwestwardly line; along a slight curve to the left, having a radius of 2354.0 feet, northwestwardly 135.44 feet and North 74 degrees 33' West 105.1 feet to a point in the center of said southeasterly terminus of Andover Drive; thence with the easterly line of said southeasterly terminus of Andover Drive, South 4 degrees 55' West 30.51 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to E. Douglas Grindstaff, II, Trustee of The Whitewater Revocable Trust dated September 30, 2021, and E. Douglas Grindstaff, II, Trustee of The Ampeli Trust by Deed dated October 31, 2024 from Matthew Moore, Trustee and his successors in trust of the Andrea P. Baird Trust dated June 6, 2017, recorded November 1, 2024, in Instrument Number 20241101-0084851, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5996 Andover Drive, 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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 23rd day of September, 2025.

The Whitewater Revocable Trust dated September 30, 2021

By: _____
E. Douglas Grindstaff, II, Trustee

The Ampeli Trust

By: _____
E. Douglas Grindstaff, II, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named E. Douglas Grindstaff II, Trustee of The Whitewater Revocable Trust dated September 30, 2021, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2025.

Preston D Matthews
Notary Public

My Commission Expires: 8/21/29

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named E. Douglas Grindstaff II, Trustee of The Ampeli Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of September, 2025.

Preston D Matthews
Notary Public

My Commission Expires: 8/21/29

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/23/2025 (date of document).

Affiant Signature

09/23/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 23rd day of September, 20 25.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29