Karen Johnson Davidson County
Batch# 1328829 DEEDWARRSP
10/01/2025 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $15,386.91
20251001-0078391

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38895	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,158,625.00. Affiant Subscribed and sworn to before me this 30th day of September, 2025. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael David Doochin and Linda Ruthe Kartoz, Co-Trustees of the MDD/LRK Community Property Trust, dated April 3, 2024 4345 Chickering Lane Nashville, TN 37215	New Owner	Map and Parcel No.: 14413000700

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, William H. Frist and Equitable Trust Company, Co-Trustees of the Dorothy Cate Frist 2013 Trust, dated October 10, 2013 ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Michael David Doochin and Linda Ruthe Kartoz, Co-Trustees of the MDD/LRK Community Property Trust, dated April 3, 2024 ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 4345 Chickering Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple and have a good

right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of September, 2025.

GRANTOR:

William H. Frist, Co-Trustee of the Dorothy
Cate Frist 2013 Trust, dated October 10, 2013

STATE OF NORTH CAROLINA

COUNTY OF Durham

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William H. Frist, Co-Trustee of the Dorothy Cate Frist 2013 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2025.

Notary Public
My Commission Expires: February 11, 2029

DEREK D MCALLISTER
Notary Public - North Carolina
Durham County
My Commission Expires Feb 11, 2029

Equitable Trust Company, a Tennessee corporation,
as Co-Trustee of the Dorothy Cate Frist 2013 Trust,
dated October 10, 2013

By: _____
Michael W. Ruehling, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael W. Ruehling, 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 and who further acknowledged that he is the Vice President of Equitable Trust Company, a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2025.

_____
Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Chickering Estates, Section 1, of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Equitable Trust Company, Trustee of the Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985 by deed dated September 15, 2011 from Theresa G. Payne, a widow, of record in Instrument No. 20110920-0072623, Register's Office for Davidson County, Tennessee. By Trustee's Quitclaim Deed dated November 15, 2013 of record in Instrument No. 20131122-0120257, Register's Office for Davidson County, Tennessee, Equitable Trust Company, Trustee Of The Dorothy F. Boensch Irrevocable Trust U/A/D June 5, 1985, conveyed subject property to Equitable Trust Company, Trustee Of The Dorothy Cate Frist 2013 Trust. See also the Certificate of Trust being recorded herewith confirming that both Grantors are Trustees under the Trust.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 205, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictive Covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Instrument No. 20080821-0086095, Instrument No. 20150720-0070581, and Instrument No. 20190930-0098979, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10224, Page 112, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/30/25 (date of document).

Affiant Signature

10/1/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

