Name and Address of New Owner:
Liberty Lane, LLC
73 White Bridge Road
Suite 103, No.230
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1360505 DEEDWARR
12/22/2025 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $2,405.00
20251222-0101395

Send Tax Bills To:
Same as New owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 026-00-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan Hoff, Trustee of Dorcas Baize Revocable Trust dated June 30, 2023**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Liberty Lane, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Part Lot No. 8 of A. L. Moores Subdivision of Biltmore of record in Plat Book 421, Page 6, in the Register's Office for Davidson County, Tennessee, Said resubdivision being of record in Book 3842, Page 191, and recorded on March 28, 1968 in said Register's Office. Said resubdivision survey prepared by Hickerson and Hickerson, Engineers, February 1968, to which said recoded resubdivision reference is hereby made for a more complete description.

Being the same property conveyed to William L. Baize and wife, Dorcas Baize by Warranty Deed from Alice E. Cockram and R. L. Wall of record in Book 8998, Page 632, Register's Office for Davidson County, Tennessee, dated June 28, 1993 and recorded on June 30, 1993.

William L. Baize died on or about May 15, 2023, leaving Dorcas Baize the surviving tenant by the entirety.

Affidavit of Heirship recoded in Instrument No. 20230801-0059174 and Instrument No. 20230801-0059175, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Dorcas Baize, Trustee of the Dorcas Baize Revocable Trust dated June 30, 2023 by Quitclaim Deed from Dorcas Baize of record in Instrument No. 20231004-0078068 Register's Office for Davidson County, Tennessee, dated September 25, 2023 and recorded on October 04, 2023.

According to Memorandum of Trust, attached "Exhibit A", Dorcas Baize was deemed incapacitated pursuant to Article 3.2 of the Trust on October 21, 2025, appointing Susan Hoff, as Co-Trustee on September 23, 2025 and became Sole Trustee as of October 21, 2025, pursuant to Article 3.1 of the Trust.

Being improved property known as 131 Liberty Lane, Madison, Tennessee 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16 day of December, 2025.

Dorcas Baize Revocable Trust dated June 30, 2023

By: Susan Hoff, Trustee
Susan Hoff, Trustee

STATE OF OKLAHOMA
COUNTY OF Tulsa

Before me, Isabel Margarida Azera of the state and county mentioned, personally appeared Susan Hoff, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of Dorcas Baize Revocable Trust dated June 30, 2023, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 16th day of December, 2025.

Isabel Margarida Azera
Notary's Signature
My commission expires: February 27, 2027

ISABEL MARGARIDA AZERA
Notary Public - State of Oklahoma
Commission Number 23002856
My Commission Expires Feb 27, 2027

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Oklahoma IMA)
)
COUNTY OF ~~DAVIDSON~~ Tulsa IMA)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 16th ~~18th~~ IMA day of December, 2025.

ISABEL MARGARIDA AZERA
Notary Public - State of Oklahoma
Commission Number 23002856
My Commission Expires Feb 27, 2027

Notary Public
My commission expires: February 27, 2027
File No. GNT-24-3674

"Exhibit A"

MEMORANDUM OF TRUST

The following information is hereby set forth by the undersigned Trustees pursuant to Title 60, Oklahoma Statutes § 175.6a:

1.	Name of Trust:	The Dorcas Baize Revocable Trust
2.	Date of Creation of Trust:	June 30, 2023
3.	Date of Amendment:	September 23, 2025
4.	Names of Original Trustee:	Dorcas Baize (Deemed incapacitated pursuant to Article 3.2 of the Trust on October 21, 2025)
5.	Name of Current Trustee:	Susan Hoff (Appointed Co-Trustee on September 23, 2025. Became sole Trustee as of October 21, 2025, pursuant to Article 3.1 of the Trust)
6.	Trustee Authority:	Any successor Trustee shall have all of the powers, rights and privileges (except the power to act independently where there are successor co-Trustees serving) vested in the initial Trustee.

This memorandum is executed this 4th day of October, 2025.

Susan Hoff, Trustee

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of October, 2025, personally appeared Susan Hoff, to me known to be the identical person who executed the within and foregoing instrument as Trustee, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

Notary Public
State of Oklahoma
JUDITH L. BANKS
TULSA COUNTY
COMMISSION #13010627
Comm. Exp. Nov. 18, 2025

[SEAL]

Notary Public

My commission expires:_____ My commission no.:_____

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-16-25.

Affiant Signature 12-16-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of December, 2025.

Notary Signature

My Commission Expires: 5-9-26

