Karen Johnson
Batch # 1366129
01/06/2026 10:56:55 AM
Fees: $13.00 Taxes: $23,865.00
Davidson County
DEEDWARR
2 pgs
20260106-0000907

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

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

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joanne W. Banks Family Revocable Trust 4301 Forsythe Place Nashville, TN 37205	NEW OWNER	130 11 0 028.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **Scott Robert Altick and Kelly Fitzgerald Altick, Co-Trustees of the Altick Family Trust, dated February 25, 2021** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joanne W. Banks Family Revocable Trust dated June 4, 2007, as amended and restated on December 13, 2024**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 4301 Forsythe Place, Nashville, TN 37205, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Plan of Revised, The New Golf Club, as of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Altick Family Trust, dated February 25, 2021, by Quitclaim Deed from Scott Altick and Kelly Altick, husband and wife, dated June 12, 2023, and recorded on June 12, 2023, in Instrument No. 20230612-0044662, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott Altick and Kelly Altick, husband and wife, by Warranty Deed from William Huger Hardie, III, Trustee of The William Huger Hardie, III, Separate Property Trust under Agreement dated February 13, 2007 and further amended and restated on November 4, 2015 and amended on February 15, 2018, dated May 4, 2021, and recorded on May 5, 2021, in Instrument No. 20210505-0060287, in the Register's Office for Davidson County, Tennessee.

This is improved (X) known as 4301 Forsythe Place, Nashville, TN 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of January, 2026.

Altick Family Trust, dated February 25, 2021

By: _____, Co-Trustee
Scott Robert Altick, Co-Trustee

By: Kelly Fitzgerald Altick, co-trustee
Kelly Fitzgerald Altick, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of January, 2026, before me personally appeared, Scott Robert Altick and Kelly Fitzgerald Altick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person(s) to be the Co-Trustees of the Altick Family Trust, dated February 25, 2021, the within named seller, and that such Scott Altick and Kelly Altick as such Co-Trustees, executed the foregoing instrument for the purposes therein contained, by personally signing their names as Co-Trustees.

Witness my hand, at office, this 2nd day of Januay, 2026
Darlene Edwards
Notary Signature
My commission expires: 7-18-2028

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $6,450,000.00, 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 2nd day of January, 2026.

_____
Notary Public
My commission expires: _____

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029