Karen Johnson Davidson County
Batch# 199911 DEEDWARR
02/27/2019 11:52:30 AM 8 pgs
Fees: $43.00 Taxes: $425.50
20190227-0017806

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2768

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of February, 2019

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Dean, Trustee of The 104 30th St Trust P.O. Box 160071 Nashville, TN 37216	New Owner	053-12-0-113.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
Sophia Lee Mitchell and Wanda Faye Shaw and Thomas Dalton Null and Bonnie B. Troutt and Snowy Marie Shephard and Rita Jean Coleman and Molly C. Suggs and Donna Kay Cameron and Barbara Elizabeth Weinman and Curtis Dewayne Weinman and Tina Diane Matson and Michelle Renee Weinman and Chadd Null
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Amanda Dean, Trustee of The 104 30th St Trust
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:

Land in Davidson County, Tennessee, being Lot No. 4, Block 6 on the Plan of Dabbs & Elliott Subdivision No. 1 of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lou Helen Null by Warranty Deed from Collen C. Carlton and wife, Barbara Carlton of record in Book 4491, Page 628, in the Register's Office for Davidson County, Tennessee, dated March 9, 1971 and recorded on April 7, 1971.

The said Lou Helen Null died on or about July 20, 2008, leaving her children: Sophie Lee Mitchell and Owen Henderson Null and Wanda Faye Shaw and Thomas Dalton Null and Bonnie B. Troutt and Snowy Marie Shephard and Rita Jean Coleman and Molly C. Suggs and Donna Kay Cameron and the children of her pre-deceased daughter (Mai Helen McLaren): Barbara Elizabeth Weinman and Curtis Dewayne Weinman and Tina Diane Matson and Michelle Renee Weinman.

Owen Henderson Null, unmarried, having died on May 24, 2018 in Yakima, Washington, leaving behind his only child, Chad Null.

Also see Affidavits of Heirship for Owen Henderson Null, of record in Instrument Number 20181204-0118418 and201902270017804 201902270017805Register's Office and Affidavits of Heirship for Lou Helen Null of record in Instrument Number 20170516-0048256 in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **104 30th Street, Old Hickory, TN 37138.**

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of February, 2019.

Sophia Lee Mitchell

By: _____
Rita J. Coleman, attorney in fact

By: _____
Molly C. Suggs, attorney in fact

Wanda Faye Shaw

By: _____
Rita J. Coleman, attorney in fact

By: _____
Molly C. Suggs, attorney in fact

Thomas Dalton Null

By: _____
Rita J. Coleman, attorney in fact

By: _____
Molly C. Suggs, attorney in fact

Bonnie B. Troutt

By: _____
Rita J. Coleman, attorney in fact

By: _____
Molly C. Suggs, attorney in fact

Snowy Marie Shephard

By: _____
Rita J. Coleman, attorney in fact

By: _____
Molly C. Suggs, attorney in fact

Rita Jean Coleman

Molly C. Suggs

Donna Kay Cameron
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

Barbara Elizabeth Weinman
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

Curtis Dewayne Weinman
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

Tina Diane Matson
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

Michelle Renee Weinman
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

Chadd Null
By:
Rita J. Coleman, attorney in fact
By:
Molly C. Suggs, attorney in fact

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita Jean Coleman and Molly C. Suggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of February, 2019.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Sophia Lee Mitchell acknowledged that they executed the same as the free act and deed of the said Sophia Lee Mitchell, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118420 in the Register's Office for Davidson County, Tennessee.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Wanda Faye Shaw acknowledged that they executed the same as the free act and deed of the said Wanda Faye Shaw pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118421 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Thomas Dalton Null acknowledged that they executed the same as the free act and deed of the said Thomas Dalton Null, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118422 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Bonnie B. Troutt acknowledged that they executed the same as the free act and deed of the said Bonnie B. Troutt pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118423 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Snowy Marie Shephard acknowledged that they executed the same as the free act and deed of the said Snowy Marie Shephard, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118424, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Donna Kay Cameron acknowledged that they executed the same as the free act and deed of the said Donna K. Cameron, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118425 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Barbara Elizabeth Weinman acknowledged that they executed the same as the free act and deed of the said Barbara Elizabeth Weinman, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118426 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Curtis Duane Weinman acknowledged that they executed the same as the free act and deed of the said Curtis Duane Weinman, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181213-0121584, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 2th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Tina Diane Matson acknowledged that they executed the same as the free act and deed of the said Tina Diane Matson, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118428 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Michelle Renee Weinman acknowledged that they executed the same as the free act and deed of the said Michelle Renee Weinman, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118427 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned notary public, Rita J. Coleman and Molly C. Suggs, to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf Chad Null acknowledged that they executed the same as the free act and deed of the said Chad Null, pursuant to the Limited Power of Attorney recorded in Instrument Number 20181204-0118419 in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 26th day of February, 2019.

Notary Signature
My commission expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY