Karen Johnson Davidson County
Batch# 226597 DEEDWARR
05/06/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190506-0042449

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May 2019.

Notary Public
My commission expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER

Address of New Owner:	Send Tax Bills to:	Tax Information
Jo Ni	US Bank NA	162-02-0-148.00
4009 Darlene Dr	2300 Wall St	
Antioch, TN 37013	Cincinnati, OH 45212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **P. Diane Seay, as Trustee of the Faye Gurley Family Irrevocable Trust, dated April 2, 2014,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jo Ni, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Neal C. Gurley and wife, Faye E. Gurley by Warranty Deed from Rosemary Perryman Purol and husband, Robert J. Purol, dated April 28, 1975 of record in Book 4907, page 948, Register's Office for Davidson County, Tennessee. The said Neal C. Gurley having since died on February 27, 2007 vesting fee simple title in the wife, Faye E. Gurley as surviving tenant by the entirety. Further, being the same property conveyed to P. Diane Seay, as Trustee of the Faye Gurley Family Irrevocable Trust, dated April 2, 2014 by Quitclaim Deed from Faye E. Gurley dated April 2, 2014 of record as Instrument No. 20140404-0028358, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 4009 Darlene Dr, Antioch, TN 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 hand this the 3rd day of May, 2019.

P. Diane Seay as Trustee

P. Diane Seay, as Trustee of the Faye Gurley Family Irrevocable Trust, dated April 2, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **P. Diane Seay, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Faye Gurley Family Irrevocable Trust, dated April 2, 2014**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of May, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019036187

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

True Copy Certification

I,KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

