This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4439

Karen Johnson Davidson County
Batch# 247001 DEEDWARR
06/21/2019 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $643.80
20190621-0060258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2019

Notary Public
My Commission Expires: 5-23-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelli L. Morell Timothy L. Morell 2831 Gaywinds Court Nashville TN 37214	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	073-16-0A-152.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I/we, **Christie Bennett and Karla Shinkunas, f/k/a Karla Kennemer, Co-Trustees of the Candace Page Solomon Trust, a Testamentary Trust Under the Last Will and Testament of Stanley Solomon**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kelli L. Morell and Timothy L. Morrell, wife and husband**, 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, to wit:

Being Unit No. 152, as shown on the Plat of Cumberland Trace, of record in Book 5200, Page 724, Register's Office for Davidson County, TN, together with an undivided membership in The Cumberland Trace Homeowners Association all as described in Book 6218, Page 528, said Register's Office.

Being the same property conveyed to Stanley B. Solomon and wife, Beverly S. Solomon by Warranty Deed from Jane C. Phemister, as recorded on the 29th day of June, 2001 in Instrument No. 20010629-0069340, Register's Office of Davidson County, Tennessee. The said Beverly S. Solomon having since died leaving Stanley B. Solomon as sole surviving tenant by the entirety. The said Stanley B. Solomon having died testate thereafter on January 16, 2016. See In Re: The Estate of Stanley Solomon, deceased, Docket No. 2016PR35, Probate Court for Wilson County, Tennessee. The said Last Will and Testament of Stanley B. Solomon created a testamentary trust known as the Candace Page Solomon Trust, naming Christie Bennett and Karla Kennemer as Co-Trustees, and was recorded on June 22, 2016, as Instrument No. 20160622-0063328, Register's Office for Davidson County, Tennessee.

This is improved property located at: **152 Cumberland Trce, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 GRANTEES, their heirs and assigns forever; and we do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~21st~~ 20th day of June, 2019.

GRANTOR:

Christie Bennett and Karla Shinkunas, f/k/a Karla Kennemer, Co-Trustees of the Candace Page Solomon Trust, a Testamentary Trust Under the Last Will and Testament of Stanley Solomon

By: Christie Bennett, Co-Trustee
Christie Bennett, Co-Trustee

By: Karla Shinkunas, f/k/a Karla Kennemer, Co-Trustee
Karla Shinkunas, f/k/a Karla Kennemer, Co-Trustee

STATE OF ~~TENNESSEE~~ AL
COUNTY OF Limestone

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christie Bennettand Karla Shinkunas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the Candace Page Solomon Trust, a Testamentary Trust Under the Last Will and Testament of Stanley Solomon, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~21st~~ 20th day of June, 2019.

Michele Gary-Hunt
Notary Public
My Commission expires: 10.1.2022

NOTARY PUBLIC
MICHELE GARY-HUNT
ALABAMA, STATE AT LARGE
My Commission Expires October 1, 2022

201906210060258

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.