Karen Johnson Davidson County
Batch# 247808 DEEDWARR
06/24/2019 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,457.80
20190624-0060991

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 430751

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $394,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2019.

Notary Public

My commission expires: 10/31/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Abram Carroll and Mollie Elizabeth Stone	New Owner	**172-05-0B-087.00-CO**
5836 Sterling Oaks Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bernard P. Simons and Caroline A. Simons, Co-Trustees of Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, and Caroline A. Simons, a married woman*

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abram Carroll, an unmarried man and Mollie Stone, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 19 on the Plan of Final Plat of Sterling Oaks, Phase II, a Residential Planned Unit Development of record in Plat Book 11190, Page 141, 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 Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, and Caroline A. Simons, as joint tenants with right of survivorship by Warranty deed from Thad O'Connor and wife, Lora O'Connor of record in Instrument No. 20071029-0127670 Register's Office for Davidson County, Tennessee, dated October 19, 2007 and recorded on October 29, 2007. The said Eve C. Simons died and Caroline A. Simons was appointed successor co-trustee.

*Spouse of Carrie A. Simons, John-Garrett Kemper joins in this conveyance to transfer his interest, if any in the subject property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 5836 Sterling Oaks Drive, Brentwood, TN 37027.

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF 7 day of June, 2019:

Bernard P. Simons and Caroline A. Simons, Co-Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended

Bernard P. Simons, Co-Trustee

Caroline A. Simons, Co-Trustee

Caroline A. Simons, Individually

John-Garrett Kemper

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Caroline A. Simons and John-Garrett Kemper, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 30 day of May, 2019:

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF _____)
)
COUNTY OF _____)

CO-TRUSTEE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Bernard P. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 7th day of June, 2019.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CO-TRUSTEE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Caroline A. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 30TH day of May, 2019.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

20191283R

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; and we do covenant with the said GRANTEE(S) 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 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/OUR HANDS EFFECTIVE AS OF 3rd day of June, 2019:

Bernard P. Simons and Caroline A. Simons, Co-Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended

Bernard P. Simons, Co-Trustee

John-Garrett Kemper

Caroline A. Simons, Co-Trustee

Caroline A. Simons, Individually

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Caroline A. Simons and John-Garrett Kemper, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the _____ day of _____, 2019:

My Commission Expires:_____

Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

CO-TRUSTEE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Bernard P. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 7th day of June, 2019.

JACQUELINE N. WERNICK
Notary Public - California
Los Angeles County
Commission # 2197129
My Comm. Expires Jun 7, 2021

My Commission Expires: JUNE 7, 2021

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CO-TRUSTEE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Caroline A. Simons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Trustee of Bernard P. Simons and Eve C. Simons, Trustees of the Simons 1986 Trust, Dated June 23, 1986, as amended, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 7th day of June, 2019.

My Commission Expires:_____

Notary Public

20191283R

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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