Karen Johnson Davidson County
Batch# 257871 DEEDWARR
07/17/2019 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $395.90
20190717-0069751

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12/15/21

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd. Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy T. Trojan and Lisa Trojan and William Ronald McGee	Timothy T. Trojan and Lisa Trojan and William Ronald McGee	147 02 0A 030.00
(NAME)	(NAME)	
523 Harding Place, Unit 30		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Cynthia Olphie and Ronald Fuller, as Co-Trustees of the Martha Ann Jameson Revocable Trust dated February 5, 2016,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Timothy T. Trojan and Lisa Trojan, husband and wife and William Ronald McGee, a single man**, 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:

Unit No. 30, Building No. C in the Coach House, a condominium, as shown on the Plat of the Coach House, of record in Book 4675, page 107, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Martha Ann Jameson, unmarried by Warranty Deed from Pearl M. Herndon, unmarried dated July 28, 1978 and recorded August 1, 1978 in Book 5319, Page 45, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Cynthia Olphie and Russell Fuller, as the Co-Trustees of the Martha Ann Jameson Revocable Trust dated February 5, 2016 by Quitclaim Deed from Martha Ann Jameson dated February 5, 2016 and recorded February 10, 2016 in Instrument No. 201602100012734, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-1906523SSO

unimproved ☐
This is improved ☒ property, known as 523 Harding Place, Unit 30, Nashville, TN 37211

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. 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 12th day of July, 2019

Martha Ann Jameson Revocable Trust dated February 5,2016

BY: Cynthia S. Olphie co-trustee
Cynthia Olphie, Co-Trustee

Russell Fuller co-trustee 7-12-19
Russell Fuller, Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Cynthia Olphie and Russell Fuller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Trustees of the Martha Ann Jameson Revocable Trust dated February 5, 2016, the within named bargainor, and that they as such Co-Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-1906523SSO

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: 1/13/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY