WARRANTY DEED

Karen Johnson Davidson County
Batch# 270051 DEEDWARR
08/12/2019 03:27:54 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20190812-0080361

Y-FTR-19-248

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Quintard and Robyn Quintard	**Fifth Third Bank**	
(NAME)	(NAME)	
248 Slayton Drive	**5001 Kingsley Drive**	**033-16-0-164.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THE EDWARD ALEXANDER QUINTARD, III AND DONNA D. QUINTARD LIVING TRUST DATED AUGUST 08, 2001,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY QUINTARD AND ROBYN QUINTARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 133 on the Plan of Primrose Meadows, Section 2 of record in Plat Book 4860, Page 105, 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 Christopher Ryan Kelly, unmarried by Warranty deed from Donnie Reed and Shelia Reed, husband and wife of record in Instrument No. 20141107-0102945 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 07, 2014. (Value of consideration shown in aforementioned deed $154,000.00.)

Being the same property conveyed to The Edward Alexander Quintard, III and Donna D. Quintard Living Trust Dated August 08, 2001 by Warranty deed from Christopher Ryan Kelly and Katherine Elizabeth Kelly, husband and wife of record in Instrument No. 20170811-0082534 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 11, 2017. (Value of consideration shown in aforementioned deed $234,900.00.) Being also known as 248 Slayton Dr Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 4860, Page 105, as amended in Book 5711, Page 866, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5039, Page 481, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **248 Slayton Drive, Madison, Tennessee 37115**.

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 hand(s) this the 7th DAY OF AUGUST, 2019.

The Edward Alexander Quintard, III and Donna D. Quintard Living Trust Dated August 08, 2001

BY: _____
Edward Alexander Quintard
Trustee

BY: _____
Donna D. Quintard
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD ALEXANDER QUINTARD, TRUSTEE of THE EDWARD ALEXANDER QUINTARD, III AND DONNA D. QUINTARD LIVING TRUST DATED AUGUST 08, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA D. QUINTARD, TRUSTEE of THE EDWARD ALEXANDER QUINTARD, III AND DONNA D. QUINTARD LIVING TRUST DATED AUGUST 08, 2001, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of August, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212