Karen Johnson Davidson County
Batch# 275616 DEEDWARR
08/23/2019 08:56:46 AM 5 pgs
Fees: $28.00 Taxes: $473.60
20190823-0084854

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Rita Lynn N Dan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 4/11/23
File No. G19-5233

TRUDY STAFFORD STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark A. Isaac and Ana R. Isaac (NAME)	abc (NAME)	21-386
(STREET ADDRESS)	, , undefined (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Charlotte H. Vaughan, Amelia N. Eady, James William Zimmerle, Petronia McFerrin, Elise Pearson, Christina Darlene Eyster, Trustee of Alvena Darlene Blackwell Special Needs Trust, Frances E. McClintock, and Frances Elaine McClintock, Trustee of Henrietta K. Zimmerle Special Needs Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Isaac and Ana R. Isaac**, 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:

A tract of land located in the 14th Civil District of Davidson County. Tennessee, and being Tract #1 on a Survey Made by Michael V. Holmes & Associates, Inc.. Registered Tennessee Surveyor No. 213. which survey is dated September 12. 1985. and updated on October 30, 1992 and June 22, 1994, and being further described as follows:

Beginning at the Northeast intersection of Eatons Crook Road and Clarksville Pike, Thence with the East Right of Way of Clarksville Pike North 21 deg. 12' 00" East 829.75 feet to the Point of Beginning. Thence North 21 deg. 12' 00' E" 55.00 foot to an iron pin in Clarksville Pike, Ernest Zimmerie's South Property line; thence with Zimmerie's South Property Line, South 88 deg. 09' 56' East 611.97 feet to an iron pin in the West Margin of Eaton Crook Road; Thence with Eaton Crook Road South 2 deg. 42' 22' West 445.94 feet to on iron pin (new): Thence North 90 deg. 00' 00" West 637.70 feet to an iron pin in East Property Line of Formosa Subdivision, Section 2, recorded in Book 5800, page 303, Register's Office for Davidson County, Tennessee; thence North 3 deg. 45' 46" East 414.65 feet to the Point of Beginning, containing 288,127 square foot or 6.6145 acres.

Being the same property conveyed to Charlotte H. Vaughan, Amelia N. Eady, James William Zimmerle, Petronia McFerrin, Elise Pearson, Darlene Blackwell, Frances E. McClintock, and Henrietta K. David by Administrator's Deed dated July 27, 2009, recorded July 31, 2009, in Instrument Number 20090731-0071935, in the Register's Office of

Davidson County, Tennessee. See also Quitclaim Deed which conveys property from Darlene Blackwell to the Alvena Darlene Blackwell Special Needs Trust of record in Instrument 20190823-0084848, Register's Office for said County and Deed which conveys property from Henrietta K. David, n/k/a Henrietta K. Zimmerle to the Henrietta K. Zimmerle Special Needs Trust of record in Instrument 20190823-0084849, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 9149, Page 474, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Amelia N. Eady is signed by his/her duly appointed Attorney-in-fact Charlotte H. Vaughan, pursuant to the Power of Attorney recorded in Instrument #20190823-0084852 said Register's Office.

The signature of James William Zimmerle is signed by his/her duly appointed Attorney-in-fact Charlotte H. Vaughan, pursuant to the Power of Attorney recorded in Instrument #20190823-0084853 said Register's Office.

The signature of Petrinia McFerrin is signed by his/her duly appointed Attorney-in-fact Charlotte H. Vaughan, pursuant to the Power of Attorney recorded in Instrument #20190823-0084851 said Register's Office.

The signature of Elise Pearson is signed by his/her duly appointed Attorney-in-fact Charlotte H. Vaughan, pursuant to the Power of Attorney recorded in Instrument #20190823-0084850 said Register's Office.

This is improved property, known as 0 Eatons Creek Road, Joelton, TN 37080.

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.

Witness my/our hand(s) this 19th day of August, 2019.

Charlotte H. Vaughan

Amelia N. Eady by Charlotte H. Vaughan, Attorney-In-Fact

James William Zimmerle by Charlotte H. Vaughan, Attorney-In-Fact

Petronia McFerrin by Charlotte H. Vaughan, Attorney-In-Fact

Elise Pearson by Charlotte H. Vaughan, Attorney-In-Fact

STATE OF Texas
COUNTY OF Denton

On this 19th day of August, 2019, before me personally appeared Charlotte H. Vaughan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2019.

Notary Signature
My commission expires: JANUARY 4, 2020

JOHN J. FLORES
My Notary ID # 11825929
Expires January 4, 2020

STATE OF Texas
COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Charlotte H. Vaughan, Attorney-in-Fact for Amelia M. Eady, James William Zimmerlee, Petronia McFerrin, and Elise Pearson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20 day of August, 2019.

Notary Public

My Commission Expires: January 4, 2020

JOHN J. FLORES
My Notary ID # 11825929
Expires January 4, 2020

Frances E. McClintock
Frances E. McClintock

Henrietta K. Zimmerle Special Needs Trust

By: Frances Elaine McClintock
Frances Elaine McClintock, Trustee

STATE OF Tennessee
COUNTY OF Rutherford

On this 19th day of August, 2019, before me personally appeared Frances E. McClintock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2019.

Notary Signature
My commission expires: 9/19/21

JOAN M HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Frances Elaine McClintock, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2019.

Notary Public My Commission Expires 9/19/21

JOAN M HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Alvena Darlene Blackwell Special Needs Trust

By: Christina Darlene Eyster Trustee
Christina Darlene Eyster, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Christina Darlene Eyster, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19 day of August, 2019.

Notary Public

My Commission Expires:

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022