Karen Johnson Davidson County
Batch# 278022 DEEDWARR
08/30/2019 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190830-0087838

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#B46-21

ADDRESS NEW OWNER:
Brian Bequette
615 Main Street, Ste 120
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Citizens Bank
6100 Tower Circle, Ste 600 *TNF100
Franklin, TN 37067

Parcel ID:
042-16-0-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita R. Pettus, Trustee of The Robert L. Pettus, Jr., M.D. Surviving Spouse Trust and Juanita R. Pettus, Trustee of The Juanita R. Pettus Revocable Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Brian Bequette**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Blair Heights, Section IV, as of record in Book 2331, Page 60, Register's Office for said County, to which plan reference is hereby made for a more completed description thereof.

Being the same property conveyed to Robert L. Pettus, Jr., M.D., Trustee of the Robert L. Pettus, Jr., M.D. Revocable Living Trust, and Juanita R. Pettus, Trustee of the Juanita R. Pettus Revocable Living Trust by deed from Robert L. Pettus, Jr., M.D. and wife, Juanita R. Pettus dated March 14, 2001 and of record as Instrument No. 20010315-0024756, Register's Office for Davidson County, Tennessee. Robert L. Pettus, Jr., M.D. died on March 24, 2011, leaving Juanita R. Pettus as the Trustee of the Robert L. Pettus, Jr., M.D. Revocable Living Trust. Juanita R. Pettus, Trustee of the Robert L. Pettus, Jr., M.D. Revocable Living Trust conveyed the property to Juanita R. Pettus, Trustee of the Robert L. Pettus Jr. M.D. Surviving Spouse Trust by deed of record as Instrument No. 201908300087837, said Register's Office. For further reference, see the Certifications of Trust of record at Instrument No. 20130808-0083121 and Instrument No. 201908300087836, said Register's Office.

Robert L. Pettus, Jr., M.D. and Robert Leo Pettus, Jr. are one and the same person.

Juanita R. Pettus and Juanita Richardson Pettus are one and the same person.

This is improved property known as 215 Donna Drive, Madison, TN 37115. Possession is to be given on August 29, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of August, 2019.

The Robert L. Pettus, Jr., M.D. Surviving Spouse Trust

By: Juanita R. Pettus, Trustee
Juanita R. Pettus, Trustee

The Juanita R. Pettus Revocable Living Trust

By: Juanita R. Pettus, Trustee
Juanita R. Pettus, Trustee

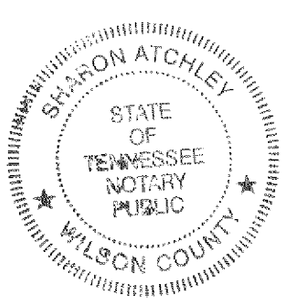
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Juanita R. Pettus, Trustee of The Robert L. Pettus, Jr., M.D. Surviving Spouse Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2019.

Sharon Atchley
NOTARY PUBLIC

My Commission Expires: 9-8-20



STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Juanita R. Pettus, Trustee of The Juanita R. Pettus Revocable Living Trust,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2019.

Sharon Atchley
NOTARY PUBLIC

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9-8-20

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is **$290,000.00**.

Deloda Jenkins
AFFIANT

Subscribed and sworn to before me on this 29th day of August, 2019.

Leslie C. Loughlin
NOTARY PUBLIC

My Commission Expires: 1.3.2022

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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.

Robert L Scruggs
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 7, 2020