Karen Johnson Davidson County
Batch# 287901 DEEDWARR
09/18/2019 02:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190918-0094823

GENERAL WARRANTY DEED

"Notice of Confidentiality rights: If you are a Natural Person, you may remove or strike any of the following information from this instrument before it is filed for record in the Public Records: Your Social Security or your Driver's License Number."

Date: August 29, 2019

Grantor: William Otto Pearman and Reine Marie Pearman

Grantor's Mailing Address: 4434 Melissa Ln., Dallas, Texas 75229

Grantee: Arianne Welch, Trustee of the W.O. & R.M. Pearman Living Trust dated August 29, 2019, and any amendments thereto

Grantee's Mailing Address: 4434 Melissa Ln., Dallas, Texas 75229.

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration

Property (including any improvements):

Land located in Davidson County, Tennessee, Being Unit No. 128 on the Plan of JEFFERSON SQUARE, SECTION ONE, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Tennessee, as shown of record in Book 4675, page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a complete and accurate description of said lot.

Being all of the same property conveyed to William O. Pearman and wife, Reine M. Pearman, by deed from Merrill Lynch Relocation Management Inc., a California Corporation, filed May 20, 1982, of record in Book 5888, page 361, Register's Office for Davidson County, Tennessee.

The property's current address is 128 Jefferson Sq., Nashville, Tennessee 37215

Reservations From and Exceptions to Conveyance and Warranty:

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the Register's Office for Davidson County, Tennessee.

Grantor, for the Consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From and Exceptions to Conveyance and Warranty. When the context requires, singular nouns and pronouns include the plural.

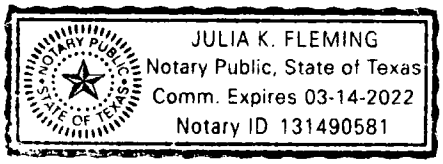
William Otto Pearman

Reine Marie Pearman

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29th day of August, 2019 by William Otto Pearman and Reine Marie Pearman.



Notary Public, State of Texas

After Recording Send To:

Arianne Welch c/o
Byron Kelley
SettlePou P.C.
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

201909180094823

ADDENDUM TO GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Robert S. Coleman
Tennessee Bar ID: 019694
SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

MAIL TAX NOTICES TO (RESPONSIBLE PARTY):
Arianne Welch TTEE
4434 Melissa Ln.
Dallas, Texas 75229

PROPERTY OWNER:
Arianne Welch as Trustee of the W.O. & R.M. Pearman Living Trust
4434 Melissa Ln.
Dallas, Texas 75229

TAX EXEMPT: This transfer is tax exempt under Tennessee Code § 67-4-409(a)(3)(F) because the transfer is from the owners, William O. Pearman and his wife Reine Marie Pearman to a revocable living trust that they created, known as the W.O. & R.M. Pearman Living Trust.

PROPERTY ADDRESS:
128 Jefferson Sq.
Nashville, TN 37215

TAX PARCEL NO: 131050A12800CO

RETURN TO:
Byron Kelley
SettlePou, P.C.
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Tennessee Certification of Electronic Document

I, Byron Kelley (Signer's Name), 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.

Signature

State of Texas

County of Dallas

Personally appeared before me, Julia Fleming (Notary's Name), a notary public for this county and state, Byron Kelley (Signer's Name), 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: 3.14.22

NOTARY'S SEAL

JULIA K. FLEMING
Notary Public, State of Texas
Comm. Expires 03-14-2022
Notary ID 131490581

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).